



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ४, अंक ५] गुरुवार ते बुधवार, फेब्रुवारी १-७, २०१८/माघ १२-१८, शके १९३९ [पृष्ठे ३८८, किंमत : रुपये ११.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. २२.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १२ जानेवारी, २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२४१७-प्र.क्र.३८६-२०१७-नावि.-९.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र.-३००(अ)-९७-नवि-९, दिनांक ७ जानेवारी, २००० अन्वये भागशः मंजूर व क्र. टिपीएस-२४००-१६२८-प्र.क्र.-२००-२०००-नवि-९, दिनांक १० सप्टेंबर, २००१ नुसार अंतिमतः मंजूर करण्यात आलेली असून ती अनुक्रमे दिनांक १ मार्च, २००० व दिनांक २१ सप्टेंबर, २००१ पासून अंमलात आलेली आहे. (यापुढे "उक्त विकास योजना" असे संबोधिले आहे) तसेच शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४०१-८५५-प्र.क्र.-७६-नवि-९, दिनांक २७ फेब्रुवारी, २००२ अन्वये सात योजना करिता नागपूर सुधार प्रन्यासला नियोजन प्राधिकरण म्हणून घोषित केलेले आहे. (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिले आहे);

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे पारडी खसरा क्र. ३२/२ क्षेत्र १.२३५ हेक्टर जागा आरक्षण क्र. एमई-९९ "कमर्शियल कॉम्प्लेक्स" व "३०.०० मिटर विकास योजना रस्ता" या आरक्षणात समाविष्ट आहेत (त्यापुढे "उक्त आरक्षण" असे संबोधिले आहे);

आणि ज्याअर्थी, नागपूर सुधार प्रन्यास, नागपूर यांनी नियोजन प्राधिकरण म्हणून (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिले आहे) त्यांच्या सर्वसाधारण सभेचा ठराव क्र. ३/१९३३, दिनांक २८-५-२०१४ नुसार, उक्त आरक्षणासमूह क्षेत्र १.२३५ हेक्टर जागा वगळून रहिवास विभागात समाविष्ट करण्याचे ठरवून, त्याअनुषंगाने, उक्त अधिनियमाचे कलम ३७ चे उप कलम (१) मध्ये नमूद वैधानिक कार्यवाही पूर्ण करून फेरबदल प्रस्ताव अंतिम मंजूरीसाठी शासनास सादर केलेला आहे (यापुढे "उक्त फेरबदल" असे संबोधिले आहे);

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त क्षेत्र कृषी विभागातून वगळून रहिवास विभागात समाविष्ट करणेबाबतचा उक्त फेरबदल प्रस्ताव, काही अटीच्या अधिन राहून मान्य करावा, असे राज्य शासनाचे मत झाले आहे;

आणि त्याअर्थी, उक्त अधिनियमाचे कलम ३७ चे उप कलम (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील, प्रस्तावित फेरबदलास शासन पुढील प्रमाणे मान्यता देत आहे. आणि त्यासाठी उक्त विकास योजना मंजूरीची अधिसूचना सुधारीत करण्यात येत आहे.

"उक्त विकास योजना मंजूरीच्या अधिसूचनेच्या फेरबदल सुचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे."

नोंद

"मौजे पारडी येथील खसरा क्र. ३२/२ मधिल विकास योजना रस्त्याच्या उत्तरेकडील जागा खालील अटीच्या अधिन राहून, आरक्षण क्र.एमई-९९ "कमर्शियल कॉम्प्लेक्स" मधून वगळण्यात येत आहे व मुक्त झालेली जागा नकाशात दर्शविल्यानुसार रहिवास विभागात समाविष्ट करण्यात येत आहे."

अट :- ३०.०० मिटर विकास योजना रस्ता कायम ठेवण्यात येत आहे.

उपरोक्त मंजूर फेरबदल दर्शविणा-या विकास योजना भाग नकाशाची प्रत सभापती, नागपूर सुधार प्रन्यास, नागपूर यांच्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरीकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी, कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहील.

सदर अधिसूचना विभागाच्या **www.maharashtra.gov.in** या संकेतस्थळावर देखील उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. २३.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Date 12th January, 2018.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2417-CR-386-2017-UD-9.—

Whereas Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, Dated the 7th January, 2000 and finally sanctioned the Government *vide* Notification No. TPS-2400-1628-CR-200-2000-UD-9, Dated the 10th September, 2001 & has come into force with effect from the 1st March, 2000 & 21st September, 2001 (hereinafter referred to as "the said Development Plan") under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah.XXXVII of 1966) (hereinafter referred to as "the said Act") Also Nagpur Improvement Trust has been declared as "Planning Authority" for the 7 Improvement Scheme being implemented by the Nagpur Improvement Trust Government *vide* Notification No.TPS-2401-855-CR-76-2000-UD-9, Dated the 27th February, 2002 (hereinafter referred to as "the said Planning Authority");

And whereas, in the said Development Plan, the land, bearing, Khasra No. 32/2 admeasuring 1,235 Hectare of Mouze Pardi is reserved for Site No. ME-99 and 30.00 Mt. Development Road (herinafter referred to as "the said Reservations");

And whereas, the Nagpur Improvement Trust, Nagpur being the Planning Authority (hereinafter referred to as "the said Planning Authority"), *vide* its General Body Resolution No.3/1133, dated the 28-05-2014 has resolved to delete the land admeasuring 1.235 Hectare Area from said Reservations and to include the same in Residential Zone and after following the procedure laid down under the said Act, submitted to the Government, for its sanction, a modification proposal as per the provisions of sub section (1) of Section 37 of the said Act, submitted the proposal to the Government, for its sanctioned (thereafter referred to as "the Proposed Modification");

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposed Modification should be sanctioned with some condition;

Now, therefore, in exercise of the powers conferred on it under sub-section (2) of Section 37 of the said Act, the Government hereby, sanctions the said Modification proposal and for that purpose amends the said Development Plan as follows;

"In the Schedule of Modifications appended to the Notification sanctioning the said Development Plan, the following new entry shall be added after the last entry"

ENTRY

"The land situated to the North of Development Plan Road from Khasara No. 32/2 of Mouze Pardi is deleted from site No. ME-99 "Commercial Complex" and the land thus released is included in Residential Zone as shown on the Plan, subject to condition specified below"—

Condition—30.00 Mt. Development Road is retained.

A copy of the part plan of the aforesaid sanctioned modification shall be available for public inspection in the office of the Chairman, Nagpur Improvement Trust, Nagpur, during office hours on all working days for a period of one month.

This notification shall also be available on the Govt. web site www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. २४.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक १६ जानेवारी, २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

शुध्दीपत्र

क्रमांक टिपीएस-२४१५-३६-प्र.क्र.१८-२०१५-नावि.-९.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे "उक्त अधिनियम" असे संबोधले आहे) चे कलम ३१ चे उप कलम (१) नुसार शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र.-३००(अ)-९७-नवि-९, दिनांक ०७ जानेवारी, २००० अन्वये भागशः मंजूर व क्र. टिपीएस-२४००-१६२८-प्र.क्र.२००-२०००-नवि-९, दिनांक १० सप्टेंबर, २००१ नुसार अंतिमतः मंजूर करण्यात आलेली असून ती अनुक्रमे दि. ०१ मार्च, २००० व दिनांक २१ सप्टेंबर, २००१ पासून अंमलात आलेली आहे. (यापुढे "उक्त विकास योजना" असे संबोधले आहे);

आणि ज्याअर्थी, शासन, नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४०१-८५५-प्र.क्र.-७६-नवि-९, दिनांक २७ फेब्रुवारी, २००२ अन्वये सात योजना करिता नागपूर सुधार प्रन्यासला "नियोजन प्राधिकरण" म्हणून घोषित केलेले आहे. (त्यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधले आहे);

आणि ज्याअर्थी, उक्त विकास योजनेत मौजे भरतवाडा येथील खसरा क्र. ५९, ६२ व ६४ भाग मधील क्षेत्र ३.५७ हेक्टर आरक्षण क्र. एम.ई. ९७ वाणिज्य संकुलातून वगळून रहिवास विभागात समाविष्ट करण्यासाठी उक्त अधिनियमाच्या कलम ३७(२) अन्वयेची अधिसूचना महाराष्ट्र शासन राजपत्र भाग एक-अ नागपूर विभागीय पुरवणी, जून ३०-जुलै ६, २०१६, पृष्ठ क्र. १ व २, अ.क्र. ११७ वर प्रसिध्द करण्यात आली आहे, त्यामध्ये खालीलप्रमाणे सुधारणा करण्यात येत आहे.

सुधारित अधिसूचना

प्रसिध्दी प्रमाणे	सुधारणाप्रमाणे
मौजे भरतवाडा येथील खसरा क्र. ५९, ६२ व ६४ भाग मधील क्षेत्र ३.५७ हेक्टर भाग नकाशात दर्शविल्याप्रमाणे आरक्षण क्र. एम.ई-९७ वाणिज्य संकुलातून वगळून खालील अटीच्या अधिन राहून रहिवास विभागात समाविष्ट करण्यात येत आहे.-	मौजे भरतवाडा येथील खसरा क्र. ५९ व ६२ मधील २.७९ हेक्टर क्षेत्र भाग नकाशात दर्शविल्याप्रमाणे आरक्षण क्र. एम.ई.-९७ वाणिज्य संकुलातून तसेच खसरा क्र. ६४ (भाग) मधील क्षेत्र ०.७८९७ हेक्टर वाणिज्य (होलसेल मार्केट), आरक्षण क्र. एमई-१३ पोलीस इस्टॅब्लिशमेंट आणि १८.०० मिटर विकास योजना रस्ता वगळून रहिवास विभागात समाविष्ट करण्यात येत आहे.

उपरोक्त शुद्धिपत्रकात दर्शविणा-या विकास योजना भाग नकाशाची प्रत सभापती, नागपूर सुधार प्रन्यास, नागपूर यांच्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी, कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहील.

सदर अधिसूचना विभागाच्या www.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. २५.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Date 16th January, 2018.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Corrigendum

No. TPS-2415-36-CR-18-2015-UD-9.—

Whereas Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, Dated the 7th January, 2000 and finally sanctioned the Government *vide* Notification No. TPS-2400-1628-CR-200-2000-UD-9, dated the 10th September, 2001 & has come into force with effect from the 1st March, 2000 & 21st September, 2001 (hereinafter referred to as "the said Development Plan") under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah.XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, Nagpur Improvement Trust has been declared as "Planning Authority" for the seven Improvement Scheme being implemented by the Nagpur Improvement Trust Government *vide* Notification No. TPS-2401-855-CR-76-2000-UD-9, dated the 27th February, 2002 (hereinafter referred to as "the said Planning Authority");

And whereas, State Government had published the Notification under Section 37(2) in Maharashtra Government Gazette Part 1-A Nagpur Divisional Supplement on June 30-July 6, 2016, page No. 3 and 4,

Sr. No. 118, in the said Development Plan the land admeasuring 3.57 Ha. bearing Khasra No. 59, 62 & 64 (pt.) of Mouje Bharatwada is deleted from Site No. ME-97 Commercial Complex and is included in Residential Zone has some changes as below :

REVISED NOTIFICATION

As published

The land admeasuring 3.57 Ha. bearing Khasra No. 59, 62 & 64 (pt.) of Mouje Bharatwada is deleted from Site No. ME-97 Commercial Complex and is included in Residential Zone.

As corrected

The land bearing Khasra No. 59 & 62 admeasuring 2.79 Ha. of Mouze Bharatwada is deleted from Site No. ME-97 Commercial Complex & the land bearing Khasra No. 64(pt.) admeasuring 0.7897 Commercial (Wholesale Market), Site No. ME-13 Police Establishment & 18.00 Mt.D.P. Road and is included in Residential Zone as shown on the plan.

A Copy of the part of the corrigendum of the aforesaid sanctioned modification shall be available for public inspection in the office of the Chairman, Nagpur Improvement Trust, Nagpur, during office hours on all working days for a period of one month.

This Notification shall also be available on the Government web site- www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Section Officer.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. २६.

अध्यक्ष, नगर परिषद, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अंतर्गत फेरबदल

क्रमांक-नपका-वि.यो-फे-१६१-२०१८.—

ज्याअर्थी, महाराष्ट्र शासनाने नगरविकास विभाग शासन निर्णय क्र. टी.पी.एस.२४०६-३१२३-प्र.क्र.१३३-०७-नवि-९, दिनांक ४ नव्हेंबर २००८ अन्वये काटोल शहरासाठी विकास योजना मंजूर केली आहे व ती दिनांक १५-१२-२००८ पासून अंमलात आली आहे;

आणि ज्याअर्थी, नियोजन प्राधिकरणाने म्हणजे, नगरपरिषद, काटोल ने मंजूर विकास योजनेतील पुढे दर्शविलेल्या तक्त्यामधील जागेचे वापरामध्ये आराजी फेरबदल करण्याचे नगरपालिकेचे सभेने ठरविलेले आहे. या बदलामुळे मंजूर झालेल्या विकास योजनेच्या स्वरूपात विशेष बदल होणार नाही.

तक्ता

अ. क्र.	विकास आराखड्यानुसार सर्व्हे क्रमांक/आरक्षण क्रमांक	विकास योजनेप्रमाणे आरक्षण	आराजी	प्रस्तावित आरक्षण	नगरपरिषद सभेचा ठराव क्रमांक व दिनांक
(१)	(२)	(३)	(४)	(५)	(६)
१	७१४	अग्नीशमन केंद्र	० ३१ हेक्टर आर	निवासोपयोगी क्षेत्र	सर्वसाधारण सभा ठराव क्र. ३८, दिनांक ११-०८-२०१७

आणि ज्याअर्थी, प्रस्तावित बदल दर्शविणारा नकाशा तयार करून तो नगरपरिषदेच्या कार्यालयात कामकाजाच्या वेळात सर्व जनतेस अवलोकनार्थ खुला ठेवला आहे;

त्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार अशी "जाहीर सूचना" देण्यात येत आहे की, वरील बदलाबाबत जर कोणत्याही व्यक्तीला काही हरकत असेल अथवा सूचना करावयाची असेल तर त्यांनी लेखी स्वरूपात अध्यक्ष, नगरपरिषद, काटोल यांचेकडे ही "जाहीर सूचना" "महाराष्ट्र शासन राजपत्रात" प्रसिध्द झाल्यापासून एक महिन्याच्या पेक्षा जास्त नाही या कालावधीत द्यावी.

अशा सर्व सूचनांचा योग्य तो विचार वरील बदलाचा प्रस्ताव शासनाकडे सादर करण्यापूर्वी करण्यात येईल.

काटोल :
दिनांक २४ जानेवारी २०१८.

वैशाली ठाकूर,
अध्यक्षा,
नगर परिषद, काटोल.

भाग १-अ (ना. वि. पु.) म. शा. रा., अ. क्र. २७.

BY PRESIDENT, MUNICIPAL COUNCIL

Modification under Section 37 of Maharashtra Regional and Town Planning Act 1966.

No. MCK-P.S.-D.P.-M-161-2018.—

Whereas Development Plan of Katol has been sanctioned by the Government of Maharashtra in Urban Development Department *vide* its letter No. TPS-2406-3123-Case No. 133-07-UD-9, Dated 04-11-2008 and it has come into force with effect from 15-12-2008.

And whereas the Planning Authority *i.e.* Municipal Council, Katol has now decided to make areas modification in the aforesaid sanctioned Development Plan of Katol in respect of the purpose as per Municipal Resolution in following chart. This change will not change the character of the aforesaid sanctioned Development Plan of Katol.

CHART

Sr. No.	Survey No./ Reservation No.	Reservation As per D.P.	Area as per D.P.	Purposed for Change	Sanction Authority Municipal Resolution & date
(1)	(2)	(3)	(4)	(5)	(6)
1	714	Fire Station	0.31 H.A.	Residential Zone	General Committee Resolution No. 38, Dated 11-08-2017.

And whereas the Plan Showing the proposed Modification is kept open in the Office of Municipal Council, Katol during office hours for inspection of public.

Therefore, under Section 37 of the Maharashtra Regional and Town Planning Act, 1966, it's hereby notified that any person having any objection or suggestion regarding the proposed modification may communicate the same in writing to the President, Municipal Council, Katol within a period of not more than one month from the date of publication of this Notice in the *Maharashtra Government Gazette*. The objections shall be considered by the Planning Authority before submitting the proposal to the Government for sanction.

Katol :
Dated the 24th January 2018.

VAISHALI THAKUR,
President,
Municipal Council, Katol.

पुढील अधिसूचना असाधारण राजपत्र म्हणून त्यांच्यापुढे दर्शविलेल्या दिनांकांना प्रसिद्ध झालेल्या आहेत.

३

मंगळवार, जानेवारी ९, २०१८/पौष १९, शके १९३९

भाग १-अ (असा.), (ना. वि. पु.), म. शा. रा., अ. क्र. ४.

URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai-400 032 ; Dated the 5th January 2018.

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-2416/CR-122(A)/2016/SM/UD-9.-

Whereas, the Government in Urban Development Department *vide* Notification No. TPS-1899/1191/C.R.80/99/UD-13, Dated the 23rd July, 1999, issued in exercise of the powers conferred by clause (c) of Article 243-P of the Constitution of India read with clause (c) of Section 2 of the Maharashtra Metropolitan Planning Committees (Continuance of Provisions) Act, 1999 (Mah. V of 2000) has declared an area, around the City of Nagpur, as specifically described in the Schedule appended to the Notification as "Nagpur Metropolitan Area" (hereinafter referred to as "the said Nagpur Metropolitan Area");

And whereas, in exercise of the powers conferred by Section 40(I) & (IB) of the Maharashtra Regional Town Planning Act, 1966 (Mah.XXXVII of 1966) (hereinafter referred as "the said Act."), the Nagpur Improvement Trust constituted under the Nagpur Improvement Trust Act, 1936 (C.P. and Berar XXXVI of 1936) is appointed as the Special Planning Authority (hereinafter referred to as "the said Special Planning Authority") for the said Nagpur Metropolitan Area *vide* Government in Urban Development Department Notification No. TPS-2409/2890/ C.R.356/UD-9, Dated the 31st August, 2010, (hereinafter referred to as "the said Notification");

And whereas, the said Special Planning Authority under its General Body Resolution No.2/1106, Dated 24/02/2012 has prepared the Draft Development Plan after following the due procedure as mentioned in the said Act and published the Draft Development Plan along with Development Control Regulations for the said Nagpur Metropolitan Area (hereinafter referred to as "the said Draft Development Plan") under Section 26 (I) of the Maharashtra Regional & Town Planning Act, 1966 for inviting suggestions and objections from general public (hereinafter referred to as "the said Act") and notice to that effect has appeared in extra Ordinary Maharashtra Government Gazette, in Nagpur Division, Part - 1-A supplement, Dated 26/02/2015;

And whereas, after considering the suggestions and objections received on the said Draft Development Plan within stipulated period, and giving opportunity of being heard the Planning Committee appointed under Section 28 (2) of the said Act, has submitted its Report to the said Planning Authority on 24/06/2016;

And whereas, in accordance with the provisions of Section 28(4) of the said Act, the Planning Authority after considering the report of the Planning Committee makes some modification in the said Draft Development Plan and Notice to that effect is published in Maharashtra Govt. Gazette Dated 24/08/2016, and then in accordance with the provisions of sub-section (1) of Section 30 of the Said Act, the said Planning Authority has submitted the Said modified Draft Development Plan along with the Development Control Regulations to the Government of Maharashtra for Sanction *vide* its Marathi letter No.प्रावियो/नामक्षे/कलम-३०/अ.अ.-6089, Dated 24/08/2016;

And whereas, the Maharashtra Metropolitan Region Development Authority Act 2016 has been come into effect from Dated 13th June 2016 (hereinafter referred to as "the said MMRDA Act") for the purpose of establishment of the Authorities for the Metropolitan Areas declared under Maharashtra Metropolitan Planning Committees (Continuance of Provisions) Act, 1999, for the purpose of proper, orderly and rapid development etc. of the said area;

And whereas, Government *vide* Notification No. NMRDA-3316/C.R.55/UD-7, Dated 04th March, 2017 rescinded the said Notification dated the 31st August 2010 & established the Nagpur Metropolitan Region Development Authority as Development Authority for the said Nagpur Metropolitan Area in exercise of the powers conferred on it under sub-section (1) of Section (3) of the said NMRDA Act;

And whereas, the Director of Town Planning, *vide* his Marathi letter No.डिटीपी/3117/टीपीव्ही-2/3042, Dated the 09/06/2017, has submitted his Report on the said modified Draft Development Plan and the Draft Development Control Regulations to Government for sanction;

And whereas, in accordance with sub-section (1) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government is of the opinion that the Draft Development Plan should be Sanctioned along with Draft Development Control Regulations with Modifications shown in SCHEDULE-A (as SM-1, SM-2....etc.) appended here to, excluding the substantial Modifications (as EP- 1, EP-2,.....etc.) as specified in SCHEDULE-B appended with the Notice No.TPS-2416/CR-122(A)/2016/EP/UD-9, dated 05/01/2018 (hereinafter referred to as the "said Proposed Substantial Modification i.e.(EP) ");

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

- (a) Accords Sanction to the said modified Draft Development Plan of the said Nagpur Metropolitan Area along with Modifications, as specified in Schedule of Modifications namely SCHEDULE-A, appended hereto excluding the substantial Modifications (as EP- 1, EP-2. -----etc.) as specified in SCHEDULE-B appended with the notice No.TPS-2416/CR-122(A)/2016/EP/UD-9, dated 05/01/2018. The reservations / allocations / designations which do not appear in the SCHEDULE-A and SCHEDULE-B, are hereby sanctioned for the respective purposes as designated in the submitted final Development Plan;
- (b) Extends the period prescribed under Section 31 (1) of the Said Act, for sanctioning the said Development Plan up to and inclusive of the date of this Notification.
- (c) Fixes the date one month after of publication of this Notification in the Official Gazette to be the date on which the Said Sanctioned Development Plan (partly), called the Final Development Plan of Nagpur Metropolitan Area shall come into force.

The aforesaid Final Development Plan of the said Nagpur Metropolitan Area sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Metropolitan Commissioner, Nagpur Metropolitan Regional Development Authority, Nagpur.

SCHEDULE-A
Development Plan of Nagpur Metropolitan Area
Modifications sanctioned by Government under Section 31(1) of MRTP Act, 1966.

1 SR No.	2 SM/EP No.	3 Modifica tion, No.	4 Details of lands	5 Proposals As per Published Plan under section 26 of M.R.T.P. Act 1966	6 Modifications Proposed by the Planning Authority and shown on Submitted Plan under Section 30 of M.R.T.P Act 1966	7 Modification sanctioned by Government under Section 31(1) of MRTP Act, 1966
1	SM-1	--	--	Residential Zone viz. R-1, R-2, R-3 and R-4 proposed in the draft Development Plan.	Residential Zone viz. R-1, R-2, R-3 and R-4 proposed in the submitted draft Development Plan is merge into Common Residential Zone (R). The development in this common Residential Zone is permissible as per the Development Control and Promotion Regulations sanctioned for the NMRDA area. However the Infrastructure Cost as decided by the Authority shall be recovered while issuing development permission in R3 and R4 Zone.	
2	SM-2	--	--	Draft Development Control Regulations for the Nagpur Metropolitan Area published for objections and suggestions.	Draft Development Control Regulations for the Nagpur Metropolitan Area submitted for section.	Development Control Regulations for the whole Nagpur Metropolitan Area is sanction with certain modification. These regulations shall be the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority (Nagpur Metropolitan Area Development Plan). The Notification regarding this is issued separately.
3	SM-3	--	--	Gaothan and Residential Zone shown around the gaothan villages in Rural sector / areas	Gaothan and Residential Zone shown around the gaothan villages in Rural sector / areas.	The implementation of TDR regulations shall kept in Abeyance in the rural centers/ areas (excluding 9 urban Centers) The peripheral residential area shown along the Gaothan in the villages excluding the area of under nine urban centres is deleted and land thereunder included in Agriculture Zone. The development along the periphery of the gaothan shall be allowed within the revised peripheral distance from Gaothan i.e. 750 mt. distance for gaothan population less than 5000 and 1000 mt. distance for gaothan population more than 5000 subject to other condition mentioned in Appendix-L of the NMA DCPR.
4	SM-4	--	--	250 mt. Residential Zone / Residential Belt proposed along the 60 mt. wide Outer Ring Road (ORR) as a corridor development.	250 mt. Residential Zone / Residential Belt proposed along the 60 mt. wide Outer Ring Road (ORR) as a corridor development.	250 mt. Residential Zone / Residential Belt proposed along the 60 mt. wide Outer Ring Road as a corridor development is sanction, subject to payment of premium. The development in this 250 mt. corridor is permitted on payment of premium as decided by the Government on the total area of land under development or building permission. Such premium shall be decided by the Authority. Such premium shall be deposited in the concerned Authority.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
5	SM-5	-	-	<p>Agriculture Zone (A-1) and Agriculture Zone (A-2) proposed in the draft Development Plan.</p> <p>The different zones like Existing Residential in A-1, Existing Residential in A-2, Existing Residential in Mines and Quarries, Existing Residential in Industrial, Existing Residential in Recreational Open Space, Existing Industrial in Recreational Open Space proposed in the draft Development Plan.</p>	<p>Agriculture Zone (A-1) and Agriculture Zone (A-2) proposed in the draft Development Plan.</p> <p>The different zones like Existing Residential in A-1, Existing Residential in A-2, Existing Residential in Mines and Quarries, Existing Residential in Industrial, Existing Residential in Recreational Open Space, Existing Industrial in Recreational Open Space proposed in the draft Development Plan.</p>	<p>Agriculture Zone (A-1) and Agriculture Zone (A-2) proposed in the draft Development Plan is merge into one Agriculture Zone. The development in this Agriculture Zone is permissible as per the Development Control and Promotion Regulations sanctions for the NMRDA area.</p> <p>The different zones like Existing Residential in A-1, Existing Residential in A-2, Existing Residential in Mines and Quarries, Existing Residential in Industrial, Existing Residential in Recreational Open Space, Existing Industrial in Recreational Open Space proposed in the submitted draft Development Plan is sanction subject to following Note-XIII.</p>
6	SM-6	-	-			
7	SM-7	-	-	<p>Ten urban sectors</p> <p>North-A, North-B East-A, East-B South-A, South-B, South-C, South-D West-A, West-B</p>	<p>Ten urban sectors</p> <p>North-A, North-B East-A, East-B South-A, South-B, South-C, South-D West-A, West-B</p>	<p>i) Out of proposed ten urban sectors, the urban centre North-B is deleted and included in Rural Centre / Area. Following nine urban sectors are sanctioned.</p> <p>North-A, East-A, East-B South-A, South-B, South-C, South-D West-A, West-B</p> <p>ii) The Development Plan proposal in section North-B shall prevail.</p>

1	2	3	4	5	6	7
8	SM-8	--	--	ROS - Recreational Open Space shown at various places along the nalas / rivers etc.	ROS - Recreational Open Space shown at various places along the nalas / rivers etc.	<p>ROS - Recreational Open Space shown at various places along the nalas / rivers etc. is sanctioned subject to following.</p> <p>Width of ROS - The width of Recreational Open Space (ROS) along the water bodies should be consider as 50 mt. for major River, 36 mt. for minor River. The building line along nalas, shall be as per the DCPR. The modification proposed in respect of ROS are sanctioned considering these widths of ROS. The land released considering the above width of ROS shall deemed to be included in the adjoining zone / reservations if any. If the width of ROS is less than what is stated above, in such case the authority shall insist the required width as mentioned here.</p> <p>Error regarding existing nalas, river, canal, lake and like water bodies, pandhan etc. - The Metropolitan Commissioner may correct the draftsman's / typographical errors on Development Plan in respect of showing alignment of existing nalas, river, canal, lake and like water bodies, pandhan (village roads) etc. by taking into account a Revenue/Land Record or City Survey, village map and other revenue records, as the case may be, in consultation with Joint Director, Nagpur Division, Nagpur. The Metropolitan Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.</p>
9	SM-9	--	--	Development schemes sanctioned under Nagpur Improvement Trus Act, 1936.	Development schemes sanctioned under Nagpur Improvement Trus Act, 1936.	Development schemes sanctioned under Nagpur Improvement Trus Act, 1936 are continued in the NMA areas subject to Regulation No.26.10 / Appendix-M of DCPR.
10	SM-10	--	--	Newly formed Nagar Panchayats and Nagar Parishads under the provision of Maharashtra Municipal Council and Industrial Township Act, 1965	Newly formed Nagar Panchayats and Nagar Parishads under the provision of Maharashtra Municipal Council and Industrial Township Act, 1965	<p>The areas under newly formed Nagar Panchayat under the provision of Maharashtra Municipal Council and Industrial Township Act, 1965 over which the DP proposals and modifications are shown in the draft Development Plan are deleted. These newly formed Nagar Panchayats and Nagar Parishads are as under:-</p> <p>1) Mahadula Nagar Panchayat 2) Mouda Nagar Panchayat 3) Hingna Nagar Panchayat</p>

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
						4) Kamhan-Pimpri Nagar Parishad 5) Wadi Nagar Parishad 6) Wana-Dongri and Sangam Nagar Parishad 7) Parshivani Nagar Parishad
11	SM-11	S20-M01	Thehsil Parshivani, Village Nimblha, Sh.No 20, Parcel No.353, 354, 355, 356/1, 356/2, 359, 360, 375, 376, 377, 378, 380, 382, 358, 381, 410	Agriculture (A-1) Zone	Exclude survey parcels 354, 355, 353, 359, 378, 375, 376, 410, 380, 360, 382, 377, 356/2, 356/1, 358 and 381 from Agriculture and include in Industrial	The development permission in the above areas shall be as per the earlier Regional Plan proposals and DC/PR applicable to such Regional Plan till the preparation of Development Plan of above Nagar Panchayats / Nagar Parishads. Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
12	SM-12	S20-M02	Thehsil Saoner, Village Waki, Sh.No 20, Parcel No.179, 180, 181, 182	Agriculture (A-1) Zone	Exclude survey parcels 179/2, 180, 181, 182 and 183 from Agriculture and include in Commercial (Amusement Park)	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
13	SM-13	S23-M01	Thehsil Saoner, Village Patanswangi, Sh.No 23, Parcel No.90	Agriculture (A-2) Zone	Exclude survey parcel 90 from Agriculture A2 and include in Commercial	Refused to accord sanctions the proposed modification. The land use zone shall be No. Development Zone as per the published plan under section 26.
14	SM-14	S23-M02	Thehsil Saoner, Village Patanswangi, Sh.No 23, Parcel No.109/1	Industrial Zone	Exclude survey parcel 109/1 from Industrial and include in Agriculture A2	Modification sanction as proposed by the Planning Authority. Exclude survey parcel 90 from Industrial and include in Agriculture Zone.
15	SM-15	S23-M03	Thehsil Saoner, Village Patanswangi, Sh.No 23, Parcel No.67/1	Part Residential (R-4) Zone, Part Industrial Zone	Exclude survey parcels 67/1 and 67/2 from Industrial and include in Residential	Sanction as proposed. Exclude survey parcels 67/1 and 67/2 from Industrial and include in Residential
16	SM-16	S24-M01	Thehsil Saoner, Village Waki, Sh.No 24, Parcel No.274	Existing Cremation and Burial ground	Exclude from Cremation/ Burial Grounds and include in Forest	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
17	SM-17	S24-M02	Thehsil Saoner, Village Waki, Sh.No 24, Parcel No.284	Agriculture (A-1) Zone	Exclude survey parcel 284 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.

1	2	3	4	5	6	7
18	SM-18	S25-M01	Thehsil Village (Rithi), Sh.No 25, Parcel No.91	Agriculture (A-1) Zone	Exclude survey parcel 91 from Agriculture A1 and include in Commercial	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
19	SM-19	S25-M02	Thehsil Village Diglwad, Sh.No 25, Parcel No.99/2	Agriculture (A-1) Zone	Exclude survey parcel 99/2 from Agriculture A1 and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority. Land from survey parcel 99/2 is included in No Development Zone / Agriculture Zone.
20	SM-20	S25-M03	Thehsil Village Parshioni, Sh.No 25, Parcel No.324	Agriculture (A-1) Zone	Exclude survey parcels 324, 344/2, 345, 362/2, 363, 364/1, 365, 366, 367/1 from Agriculture A1 and proposed 30m wide road and land so excluded be included in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
21	SM-21	S25-M04	Thehsil Village Parsoni, Sh.No 25, Parcel No.XXX	30 m wide DP Road	Delete proposed 30m wide road starting from parcel 59 and 60 upto parcel 204 of Parsoni village. Land so released be included in Agriculture A1	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
22	SM-22	S30-M01	Thehsil Mauda, Village Adegam 44, Sh.No 30, Parcel No.68, 69, 70, 71, 48, 49, 51, 50, 384	Mines and Quarries Zone	Exclude area within 500m distance from National Highways and State Highways from Mines and Quarries and area so excluded be included in adjoining zone	Modification sanction as proposed by the Planning Authority.
23	SM-23	S32-M01	Thehsil Kalmeshwar, Village Borguon (Kh), Sh.No 32, Parcel No.162, 263	Widening to Existing 24 m wide Road	Delete 24 m proposed road widening passing through parcel 162 and 263	Refuse to accord sanction the proposed modification. The 24 mt. wide road is reduced to 18 mt. with equal widening on both sides.
24	SM-24	S33-M02	Thehsil Saoner, Village Itangoti, Sh.No 33, Parcel No.105	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Commercial	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
25	SM-25	S34-M01	Thehsil Saoner, Village Dabegam (Rongari), Sh.No 34, Parcel No.48/1,2,3	Residential (R-4) Zone, Temple	Delete temple from survey parcel 48 and include in Residential	Modification is sanctioned. The land under temple is included in Residential Zone.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
26	SM-26	S34-M02	Thehsil Saoner, Village Kawdas, Sh.No 34, Parcel No.213	Agriculture (A-2) Zone	Exclude survey parcel 213, 214, 216, 217, 141/1A and 141B from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
27	SM-27	S34-M03	Thehsil Saoner, Village Pipla (Db), Sh.No 34, Parcel No.All Parcels	18 m wide DP Road	Delete proposed 18m wide road passing through parcel numbers 176, 177, 182, 181, 190, 191	Refused to accord sanction the modification. The proposed road is reinstated as per published plan under section 26.
28	SM-28	S34-M04	Thehsil Saoner, Village Ranala, Sh.No 34, Parcel No.196	Mines and Quarries Zone	Exclude survey parcel 196 from Mines and Quarries and area so excluded be included in Industrial. Delete text "Brick Kilns and Extractive Areas". Stray text "Chimpan River" to be deleted	Modification sanction as proposed by the Planning Authority.
29	SM-29	S34-M05	Thehsil Saoner, Village Kawdas, Sh.No 34, Parcel No.149	Public Semi-Public Zone, Coal ropeway terminal	Exclude survey parcel 149 from PSP and include in Agriculture	Modification sanction as proposed by the Planning Authority.
30	SM-30	S34-M07	Thehsil Saoner, Village Pipla, Sh.No 34, Parcel No.26 (old) 223 (new)	Waterbody	Exclude from Water Body/ Recreation Open Space and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
31	SM-31	S34-M08	Thehsil Saoner, Village Pipla, Sh.No 34, Parcel No.26 (old) 223 (new)	ROS	Exclude from Recreation Open Space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
32	SM-32	S34-M09	Thehsil Saoner, Village Kawdas, Sh.No 34, Parcel No.	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential as a part of Kawdas Gaathan Expansion area	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
33	SM-33	S34-M10	Thehsil Parshanti, Village Chamkapur, Dahagaoan (Rangari), Ranala, Sh.No 34, Parcel No.	60 m wide Road	As per updated Outer Ring Road alignment received from NHAI, delete 60m wide proposed road from parcel 127 of Bharatwada to parcel 394 of Teladi Gundegeam. Area so released be included in adjoining zone.	The proposed 60 mt. wide road is reinstated as per published plan under section 26.

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34	SM-34	S35-M01	Thehsil Saoner, Village Rohana, Sh.No 35, Parcel No.6	Agriculture (A-2) Zone	Exclude survey parcel 6 from Agriculture A2 and include in Mines and Quarries and add text "Brick Kilns/ Extractive Areas"	Sanction as proposed by the Planning Authority.
35	SM-35	S35-M02	Thehsil Saoner, Village Sillevada, Sh.No 35, Parcel No.128	Mines and Quarries Zone	Exclude survey parcel 127, 128, 129, 130 from Mines and Quarries and include in Residential	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
36	SM-36	S35-M03	Thehsil Parshioni, Village Singori, Sh.No 35, Parcel No.98, 91, 119, 132, 130	Mines and Quarries Zone	Exclude area within 500m distance from National Highways and State Highways from Mines and Quarries and area so excluded be included in adjoining zone	Modification sanction as proposed by the Planning Authority.
37	SM-37	S35-M04	Thehsil Saoner, Village Sillevada, Chankapur, Sh.No 35, Parcel No.Various	60 m wide Road	As per updated Outer Ring Road alignment received from NHAI, delete 60m wide proposed road from parcel 127 of Bharatwada to parcel 394 of Tekadi Gandeggaon. Area so released be included in adjoining zone.	The proposed 60 mt. wide road is reinstated as per published plan under section 26
38	SM-38	S36-M01	Thehsil Parshioni, Village Dumri (Kh) 19, Sh.No 36, Parcel No.10(2)	Residential (R-3) Zone	Exclude survey parcel 10/2 from Residential and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
39	SM-39	S36-M02	Thehsil Parshioni, Village Hingna (Burahai), Sh.No 36, Parcel No.All parcels	12 m wide DP Road	Delete grey patch and stray text "Canal". Area so released (except existing road indicated) be included in adjoining zone	Sanction as proposed by the Planning Authority.
40	SM-40	S36-M03	Thehsil Parshioni, Village Dorli, Waghoda, Sh.No 36, Parcel No.Various	60 m wide Road	As per updated Outer Ring Road alignment received from NHAI, delete 60m wide proposed road from	The proposed 60 mt. wide road is reinstated as per published plan under section 26.

SCHEDULE--A--Contd.

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					parcel 127 of Bharatwada to parcel 394 of Teladi Comdegaoon. Area so released be included in adjoining zone.	
41	SM-41	S37-M01	Thehsil Parshion, Village Champa, Sh.No 37, Parcel No.14, 16, 17, 18, 19, 21, 27	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
42	SM-42	S40-M01	Thehsil Maada, Village Nandgaon (56), Sh.No 40, Parcel No.156/3	Agriculture (A-1) Zone	Exclude survey parcel 156/3 from Agriculture A1 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
43	SM-43	S40-M02	Thehsil Maada, Village Arali (55), Sh.No 40, Parcel No.68, 70	Part Agriculture (A-1) Zone, Part Public Semi-Public Zone	Exclude survey parcels 68 and 70 from PSP and Agriculture A1 and include in Residential	Sanction as proposed by the Planning Authority.
44	SM-44	S40-M03	Thehsil Maada, Village Arali (55), Sh.No 40, Parcel No.76, 77, 78, 79, 80	Agriculture (A-1) Zone	Exclude survey parcels 76, 77, 78, 79 and 80 from Agriculture A1 and include in Public Utility	Sanction as proposed by the Planning Authority.
45	SM-45	S43-M01	Thehsil Kalmeshwar, Village Gowari, Sh.No 43, Parcel No.55	Waterbody	Exclude survey parcel 55 from Water Body and include in Agriculture A2	Modification sanction as proposed by the Planning Authority subject to Note-III.
46	SM-46	S43-M03	Thehsil Kalmeshwar, Village Tondakhairi, Sh.No 43, Parcel No.218	Industrial Zone	Exclude from Industrial and include in Residential	Sanction as proposed by the Planning Authority.
47	SM-47	S44-M02	Thehsil Nagpur Rural, Village Walhi, Sh.No 44, Parcel No.268	Part Agriculture (A-2) Zone, Temple	Delete temple from survey parcel 268 and area so deleted be included in Agriculture A2	Sanction as proposed. Land under modification is included in No Development Zone.
48	SM-48	S44-M03	Thehsil Sonner, Village Savarnmudha, Sh.No 44, Parcel No.289	Agriculture (A-2) Zone	Exclude survey parcel 289 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
49	SM-49	S44-M05	Thehsil Nagpur Rural, Village Bharatwada, Sh.No 44, Parcel No.90/2	Part Residential (R-4) Zone, Part Agriculture (A-2) Zone	Exclude survey parcel 90/2 from Agriculture A2 and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.

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50	SM-50	S44-M06	Thehsil Nagpur Rural, Village Brahmanwada, Sh.No 44, Parcel No.16	Agriculture (A-2) Zone	Delete water body, Exclude survey parcel 16 -- from Agriculture A2 and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
51	SM-51	S44-M07	Thehsil Nagpur Rural, Village Bharatwada, Bailwada, Sh.No 44, Parcel No.	60 m wide Road	As per updated Outer Ring Road alignment received from NHAI, delete 60m wide proposed road from parcel 127 of Bharatwada to parcel 394 of Tekadi Gondagaon. Area so released be included in adjoining zone.	The proposed 60 mt. wide road is reinstated as per published plan under section 26
52	SM-52	S45-M01	Thehsil Saoner, Village Chankapur, Sh.No 45, Parcel No.117/1,4,5	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
53	SM-53	S45-M03	Thehsil Kamptee, Village Gunthi, Sh.No 45, Parcel No.1/2, 50, 50/1	Agriculture (A-2) Zone	Exclude survey parcel 1/2, 50/1 and 50 from Agriculture A1 and include in Residential and apply Savings.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
54	SM-54	S45-M04	Thehsil Kamptee, Village Khararkheda, Sh.No 45, Parcel No.11 TO 14, 36 TO 74	Reservation No.North A PG004	Exclude survey parcels 63, 65, 72/1 and 73/1 from Reservation North A PG004 and include in residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
55	SM-55	S45-M05	Thehsil Kamptee, Village Nanda, Sh.No 45, Parcel No.144	18 m wide DP Road	Realign 18m road widening through parcels 143, 144, 145 & 146 along the pandhan	Refused to accord the sanction proposed modification. 18 mt. wide road is reinstated as per published plan under section 26.
56	SM-56	S45-M07 and S45-M08	Thehsil Kamptee, Village Nanda, Sh.No 45, Parcel No.180	Waterbody	i) Exclude from Recreation Open Space and include in Residential. ii) Exclude from Water Body and include in	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below..

SCHEDULE--A--Contd.

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					Residential. Land within 50m from edge of the lake to be included in Recreation Open Space	
57	SM-57	S45-M09	Thehsil Nagpur Rural, Village Bhokarn, Sh.No 45, Parcel No.30	Reservation No. North A PK-005	Delete Reservation North A PK-005 and land so deleted be included in Residential	Site No.North-A / PK.005 is reinstated as per published plan under section 26.
58	SM-58	S45-M10	Thehsil Nagpur Rural, Village Ghogli (12 A), Sh.No 45, Parcel No.128	Waterbody	Exclude from Water Body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
59	SM-59	S45-M11	Thehsil Nagpur Rural, Village Ghogli (12 A), Sh.No 45, Parcel No.112	Agriculture (A-2) Zone	Exclude survey parcel 71/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
60	SM-60	S45-M12	Thehsil Nagpur Rural, Village Gumthala, Sh.No 45, Parcel No. 8/2	Agriculture (A-2) Zone	Exclude survey parcel 8/2 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
61	SM-61	S45-M13	Thehsil Nagpur Rural, Village Gumthala, Sh.No 45, Parcel No. 8/2	Waterbody	Delete Water Body and land so deleted be shown as existing road	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
62	SM-62	S45-M14	Thehsil Nagpur Rural, Village Lonara, Sh.No 45, Parcel No.188/1	Agriculture (A-2) Zone	Exclude survey parcel 188 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
63	SM-63	S45-M16	Thehsil Kamptee, Village Koradi, Sh.No 45, Parcel No.	Koradi and Khaperkheda Village Boundary	Indicate village boundary between Koradi and Khaperkheda	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
64	SM-64	S45-M19	Thehsil Kamptee, Village Khapa, Lonkhairy, Gumthi, Sh.No 45, Parcel No.Various	60 m wide Road	As per updated Outer Ring Road alignment received from NHAI, delete 60m wide proposed road from parcel 127 of Bhuratwada to parcel 394 of Tekudi Gonddegan. Area so released be included in adjoining zone.	The proposed 60 mt. wide road is reinstated as per published plan under section 26.

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65	SM-65	S45-M20	Thehsil Nagpur Rural, Village Bailwada, Sh.No 45, Parcel No.17	Agriculture (A-2) Zone	Exclude survey parcel 17 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use shall be as per published plan.
66	SM-66	S45-M21	Thehsil Kamptee, Village Koradi, Sh.No 45, Parcel No.164	Part Agriculture (A-2) Zone, Part Transportation Zone and Part Waterbody	Include in PSP and label "Shree Mahalakshmi Jagadamba Temple Complex"	The land is included in PSP Zone as per the modification approved under section 20(4) vide Government Notification No.TPS-2417/C.R-71/2017/UD-9, dated 10/03/2017 along with the additional area as mentioned on plan attached with Nagpur Improvement Trust letter no.7320, dated 18/01/2017 subject to condition mentioned in Government Notification.
67	SM-67	S46-M01	Thehsil Kamptee, Village Koradi, Sh.No 46, Parcel No.183 (New), 132/1,2 (Old)	Public Semi-Public Zone, Archon India Research Centre.	Exclude survey parcel 183 from PSP and include in Industrial	Sanction as proposed the modification by the Planning Authority.
68	SM-68	S46-M02	Thehsil Kamptee, Village Koradi, Sh.No 46, Parcel No.54/1	Public Semi-Public Zone	Exclude survey parcels 54/1,4,5,6 from PSP and include in Agriculture A2	Sanction as proposed the modification by the Planning Authority. Land is included in No Development Zone.
69	SM-69	S46-M03	Thehsil Kamptee, Village Knaparkheda, Sh.No 46, Parcel No.11, 12, 13, 14, & 36 to 74	Reservation No.North A SC-001	Exclude survey parcels 41, 43, 44 and 45 from Reservation North A SC-001 and land so excluded be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
70	SM-70	S46-M05	Thehsil Saoner, Village Bhunegaon, Sh.No 46, Parcel No.109	Agriculture (A-2) Zone	Exclude survey parcel 109 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
71	SM-71	S46-M06	Thehsil Kamptee, Village Beena, Sh.No 46, Parcel No.105/1, 105/2, 105/3	Public Semi-Public Zone (Modern University)	Delete text "Modern University" and replace with text "Idgah"	Modification made by the Planning Authority is sanction as per submitted plan.
72	SM-72	S46-M07	Thehsil Saoner, Village Bhunegaon, Sh.No 46, Parcel No.164, 165	Public Semi-Public Zone	Exclude survey parcels 164 and 165 from PSP and include in Residential	Modification made by the Planning Authority is sanction as per submitted plan excluding road and water body area.
73	SM-73	S46-M08	Thehsil Saoner, Village Chankapur, Sh.No 46, Parcel No.179	18 m wide DP Road	Indicate survey parcel 179	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.

SCHEDULE--A--Contd.

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74	SM-74	S46-M12	Thehsil Village Bhanegun, Parcel No.220, 223 Thehsil Parshioni, Village Singori, Parcel No. 131, 135 Sh.No.46	Mines and Quarries Zone	Exclude area within 500m distance from National Highways and State Highways from Mines and Quarries and area so excluded be included in adjoining zone	Sanction as proposed by the Planning Authority. Land is proposed to be included in No Development Zone / Agriculture Zone.
75	SM-75	S47-M01	Thehsil Parshioni, Village Ghat (Rohana), Sh.No. 47, Parcel No.24/2, 25/2	Mines and Quarries Zone	Exclude area within 500m distance from National Highways and State Highways from Mines and Quarries and area so excluded be included in adjoining zone	Sanction as proposed by the Planning Authority. Land is included in No Development Zone / Agriculture Zone.
76	SM-76	S47-M02	Thehsil Parshioni, Tekadi, Warada, Ghat (Rohana), Sh.No. 47, Parcel No.	60 m wide Road.	As per updated Outer Ring Road alignment received from NHAI, delete 60m wide proposed road from parcel 127 of Bharatwada to parcel 394 of Tekadi Gondgaon. Area so released be included in adjoining zone.	The proposed 60 mt. wide road is reinstated as per published plan under section 26.
77	SM-77	S48-M01	Thehsil Parshioni, Village Ghat - Hivara, Sh.No. 48, Parcel No.178/1C-2	Agriculture (A-1) Zone	Exclude survey parcel 178/1C-2 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
78	SM-78	S48-M02	Thehsil Parshioni, Tekadi (Gondgaon) 14, Sh.No. 48, Parcel No.242, 243	Agriculture (A-1) Zone	Exclude survey parcels 242 and 243 from Agriculture A1 and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
79	SM-79	S48-M03	Thehsil Parshioni, Tekadi (Gondgaon) 14, Sh.No. 48, Parcel No.483	Temple	Include entire survey parcel 483 in PSP and add label "KDK School"	Modification is sanction as proposed by the Planning Authority. Part of land from survey no.1483 in proposed to be included in PSP and designated the existing name as "KDK School"

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80	SM-80	S48-M14	Thehsil Parshioni, Tekadi Village (Gondegaon) 14, Sh.No 48, Parcel No.475, 476, 477	Agriculture (A-1) Zone	Exclude survey parcels 475/1,2,3 and 476/2/2 from Agriculture A1 and include in Residential. Delete text "Temple" and add text "School"	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
81	SM-81	S48-M05	Thehsil Parshioni, Village Gabu - Hiwara, Sh.No 48, Parcel No.170,171, 181	Agriculture (A-1) Zone	Exclude survey parcels 170, 171 and 181 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
82	SM-82	S48-M08	Thehsil Parshioni, Tekadi Village (Gondegaon) 14, Sh.No 48, Parcel No.388/1/15	Existing Residential in Agriculture (A-1) Zone	Exclude from Existing Residential in Agriculture A1 and Transportation and include in Residential. At the time of construction of 60m wide proposed road concern authority may be acquired the land as per requirement.	Refuse to accord sanction the proposed modification.
83	SM-83	S48-M11	Thehsil Parshioni, Tekadi Village (Gondegaon) 14, Sh.No 48, Parcel No.386	Canal	Realign existing canal in survey parcel 386 as shown	Modification is sanction as proposed by the Planning Authority subject to Note-III.
84	SM-84	S48-M12	Thehsil Parshioni, Tekadi Village (Gondegaon) 14, Sh.No 48, Parcel No.479	Public Semi-Public Zone	Exclude from PSP and include in Residential	Modification is sanction as proposed by the Planning Authority.
85	SM-85	S48-M14	Thehsil Parshioni, Tekadi Village Gondegaon, Sh.No 48, Parcel No.Various	60 m wide Road	As per updated Outer Ring Road alignment received from NHAI, delete 60m wide proposed road from parcel 127 of Bharatwada to parcel 394 of Tekadi Gondegaon. Area so released be included in adjoining zone.	The proposed 60 mt. wide road is reinstated as per published plan under section 26

SCHEDULE--A--Contd.

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86	SM-86	S48-M15	Thehsil Parshionli, Village Tekudi (Gondgaon) 14, Sh.No 48, Parcel No.249, 268, 267, 269, 270, 271, 272	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
87	SM-87	S50-M02	Thehsil Mauda, Village Nimkheda (53), Sh.No 50, Parcel No.215, 127	Canal	Delete canal passing through 127, 215, 216, and 253 and realign the same along northern parcel boundaries of the same parcel numbers.	Sanction as proposed, subject to verification as mentioned in Note-III.
88	SM-88	S50-M03	Thehsil Mauda, Village Dhuni (62), Sh.No 50, Parcel No.217/2,3,6	Part Agriculture (A-1) Zone, Part Residential (R-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
89	SM-89	S54-M02	Thehsil Kalmeshwar, Village Selu, Sh.No 54, Parcel No.242	Agriculture (A-2) Zone	Exclude survey parcel 242/1 from Agriculture A2 and include in Commercial. Exclude survey parcel 242/2 from Agriculture A2 and include in Industrial.	Modification is sanction as proposed by the Planning Authority. Exclude survey no. 242/1 from Agriculture A2 and include in Commercial. Exclude survey no.242/2 from Agriculture A2 and include in Industrial.
90	SM-90	S54-M03	Thehsil Kalmeshwar, Village Ketapur, Sh.No 54, Parcel No.23/2	Mines and Quarries Zone	Exclude area within 500m distance from National Highways and State Highways from Mines and Quarries and area so excluded be included in adjoining zone.	Modification is sanction as proposed by the Planning Authority.
91	SM-91	S55-M04	Thehsil Nagpur Rural, Village Yerla, Sh.No 55, Parcel No.144	Agriculture (A-1) Zone	Exclude survey parcel 144 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
92	SM-92	S55-M05	Thehsil Nagpur Rural, Village Yerla, Sh.No 55, Parcel No.128/ c	Agriculture (A-2) Zone	Correct parcel number 129 to 128 and label parcel between 128 and 130 as parcel 129	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
93	SM-93	S55-M06	Thehsil Nagpur Rural, Village Yerla, Sh.No 55, Parcel No.32/ c	Part Agriculture (A-2) Zone, Part Public-Sum Public Zone	Correct parcel labelled as 32 to 19 and parcel labelled as 19 to 32	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.

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94	SM-94	S55-M07	Thehsil Nagpur Rural, Village Chicholi (T. C. No. 4), Sh.No 55, Parcel No.10	Reservation No. West B- PK 006	Delete reservation West B PK-006 and area so deleted be included in Residential	Site No.PK006 is reinstated as per published plan under section 26.
95	SM-95	S55-M09	Thehsil Nagpur Rural, Village Yerla, Sh.No 55, Parcel No.84(A & B) AND 80/1, 80/2, 80/3	Agriculture (A-2) Zone	Exclude survey parcels 84-A, 84-B and 80/1,2,3 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
96	SM-96	S55-M11	Thehsil Kalmeshwar, Village Pipra (Rithi), Sh.No 55, Parcel No.	Agriculture (A-2) Zone	Area excluded from NMA	Sanction as proposed by the Planning Authority, subject to Note-VII.
97	SM-97	S55-M13	Thehsil Kalmeshwar, Village Dabegaon, Sh.No 55, Parcel No.172/2, 176	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
98	SM-98	S55-M14	Thehsil Nagpur Rural, Village Pipra (Rithi), Sh.No 55, Parcel No.58, 59, 60, 61	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
99	SM-99	S56-M02	Thehsil Nagpur Rural, Village Chicholi (T. C. No. 4), Sh.No 56, Parcel No.58	Existing Cremation and Burial Ground	Delete Existing Cremation/ Burial Ground and the associated buffer, and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
100	SM-100	S56-M03	Thehsil Nagpur Rural, Village Chicholi (T. C. No. 4), Sh.No 56, Parcel No.73, 74	Forest Zone	Exclude survey parcels 73, and 74 from Forest and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
101	SM-101	S56-M06	Thehsil Nagpur Rural, Village Chicholi (T. C. No. 4), Sh.No 56, Parcel No.81, 82	Industrial Zone	Exclude survey parcels 81 and 82 from Industrial zone and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
102	SM-102	S56-M09	Thehsil Nagpur Rural, Village Fetri, Sh.No 56, Parcel No.44, 47, 48	Waterbody	Exclude from water body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
103	SM-103	S56-M12	Thehsil Nagpur Rural, Village Mahurzari, Sh.No 56, Parcel No.14/3	Public Semi-Public Zone	Exclude survey parcel 14 from PSP zone and include in Agriculture A2	Sanction as proposed. Part of land in S.No.14 is included in No Development Zone.

SCHEDULE--A--Contd.

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104	SM-104	S56-M13	Thehsil Nagpur Rural, Village Mahurzari, Sh.No 56, Parcel No.162/2, 164/2, 166/2, 255/2	24 m wide DP Road	Shift alignment of proposed 24m wide road along pundhan adjoining survey number 165, 166	Sanction as proposed by the Planning Authority. The road alignment is modified as shown on plan.
105	SM-105	S56-M14	Thehsil Nagpur Rural, Village Mahurzari, Sh.No 56, Parcel No.178/1, 184/1	Residential (R-2) Zone	Indicate parcel 174 and label it as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
106	SM-106	S56-M15	Thehsil Nagpur Rural, Village Mahurzari, Sh.No 56, Parcel No.231/1	Quarry to Park Zone	Exclude survey parcel 231/2 from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
107	SM-107	S56-M16	Thehsil Nagpur Rural, Village Pihesur (Rithi), Sh.No 56, Parcel No.3	Commercial Zone	Exclude survey parcel 3 from Commercial and include in Agriculture A2	Sanction as proposed. Commercial Zone is deleted and included in No Development Zone.
108	SM-108	S56-M18	Thehsil Nagpur Rural, Village Fetri, Sh.No 56, Parcel No.147	Survey No. of village Fetri.	Update survey numbers and survey boundaries as per updated village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
109	SM-109	S56-M19	Thehsil Nagpur Rural, Village Fetri, Sh.No 56, Parcel No.86 (New), 119 (Old)	Reservation No. West B-LIB001	Delete Reservation West B-LIB001 and include entire parcel 86 in Commercial	Reservation of West B-LIB001 is reinstated. Remaining area from Kh.No.86 is included in Commercial Zone.
110	SM-110	S56-M20	Thehsil Nagpur Rural, Village Bharatwada, Sh.No 56, Parcel No.XX	60 m wide Road.	Resign proposed 60m wide road (Outer Ring Road) as per updated information	The proposed 60 mt. wide road is reinstated as per published plan under section 26.
111	SM-111	S56-M21	Thehsil Nagpur Rural, Village Fetri, Sh.No 56, Parcel No.98, 99, 100	Existing Road.	Delete road shown as existing	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
112	SM-112	S56-M22	Thehsil Nagpur Rural, Village Borgaon, Sh.No 56, Parcel No.86	Agriculture (A-2) Zone	Exclude survey parcel 86 from Agriculture A2 and include in PSP	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
113	SM-113	S56-M23	Thehsil Nagpur Rural, Village Goshi (Kh), Sh.No 56, Parcel No.47, 48A, 48B	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.

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114	SM-114	S56-M24	Thesil Nagpur Rural, Village Pithesur (Rithi), Sh.No 56, Parcel No.65/1	Quarry to Park Zone	Exclude from Quarry to Park and include in Residential	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
115	SM-115	S56-M25	Thesil Nagpur Rural, Village Mahurzar, Sh.No 56, Parcel No.211, 212, 213, 215	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
116	SM-116	S56-M26	Thesil Nagpur Rural, Village Chicholi (T. C. No. 4), Sh.No 56, Parcel No.75	Forest Zone	Exclude from Forest and include Commercial	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
117	SM-117	S56-M28	Thesil Nagpur Rural, Village Fetri, Sh.No 56, Parcel No.138 (106 according to new khasra number)	Industrial Zone	Exclude from Industrial and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
118	SM-118	S56-M29	Thesil Nagpur Rural, Village Borgason, Sh.No 56, Parcel No.177	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
119	SM-119	S57-M01	Thesil Kamptee, Village Koradi, Sh.No 57, Parcel No.158	Industrial Zone	Exclude survey parcels 157, 158 and 159 from Industrial use and include in Agriculture A2	Refuse to accord sanction the proposed modification. The land use shall be as per the published plan under section 26.
120	SM-120	S57-M03	Thesil Nagpur Rural, Village Godhami (Railway), Sh.No 57, Parcel No.214, 215	Reservation No. North A-PK001	Exclude from Reservation North A-PK001 and include in Residential	Site No.North A-PK001 is reinstated as per published plan under section 26.
121	SM121	S57-M04	Thesil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.111	Public Semi-Public Zone	Exclude survey parcel 111 from PSP and include in Residential	Modification is sanction as proposed by the Planning Authority. Kh.No.111 village Bhokara is deleted from PSP and include in Residential Zone.
122	SM-122	S57-M05	Thesil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.126	Commercial Zone	Exclude from Commercial and include in Residential	Sanction as proposed by the Planning Authority.

SCHEDULE--A--Contd.

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123	SM-123	S57-M06	Thehsil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.142	18 m wide DP Road	Delete proposed 18m wide road in parcels 140, 141, 142. Widen existing road along the railway track to 18m.	Refused to accord sanction to proposed modification. 18 mt. wide road is reinstated as per published plan.
124	SM-124	S57-M07	Thehsil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.163	Residential (R-3) Zone	Modify survey boundary	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
125	SM-125	S57-M08	Thehsil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.186	Reservation No. North A-PK003	Delete Reservation North A-PK003 and area so deleted he included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
126	SM-126	S57-M10	Thehsil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.154/2, 204/2	Reservation No. North A-CH001 and Reservation No. North A-FR001.	Shift Reservation North A-CH001 from parcel 154 to parcel 209 and area excluded from the said reservation to be included in Residential	Refuse to accord sanction in the shifting of reservation.
127	SM-127	S57-M11	Thehsil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.213/1	Public Semi-Public Zone	Exclude survey parcel 213 from PSP and include in Residential	Modification made by the Planning Authority is sanction. Kh.No.213 is included in Residential Zone.
128	SM-128	S57-M12	Thehsil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.66, 99	Industrial Zone	Exclude from Industrial and include in Residential and apply Savings	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
129	SM-129	S57-M14	Thehsil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.81/2 plot no.6	Industrial Zone	Exclude from Industrial and include in Residential	Sanction as proposed by the Planning Authority.
130	SM-130	S57-M15	Thehsil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.82/1	Public Semi-Public Zone	Exclude survey parcels 82/1 and 82/2 from PSP and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

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131	SM-131	S57-M16	Thelhil Nagpur Rural, Village Bhokura, Sh.No 57, Parcel No.83/2	Part Residential (R-2) Zone, Part Public Semi-Public Zone and Commercial Zone	Survey boundary of 83/2 to be indicated as per K-print	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
132	SM-132	S57-M18	Thelhil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.51	Reservation No.North A-PG001	Exclude survey parcel 51 from Reservation North A-PG001 and include in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land, if any is continued in the Reservation.
133	SM-133	S57-M19	Thelhil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.91	Public Semi-Public Zone	Exclude survey parcel 91 from PSP and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
134	SM-134	S57-M20	Thelhil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.119, 120, 121, 124, 125, 126, 180	Reservation No.North A-PG010	Delete Reservation North A-PG010 and area so deleted be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land, if any is continued in the Reservation.
135	SM-135	S57-M21	Thelhil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.240	Mines and Quarries Zone	Exclude survey parcels 222, 236, 240 and 241 from Mines and Quarries and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
136	SM-136	S57-M24	Thelhil Nagpur Rural, Village Godhani (Railway), Sh.No 57, Parcel No.405, 402 (part)	Reservation No.North A-PG009	Exclude parcels 405 and 402 (part) from Reservation North A-PG009. Area so excluded be included in Residential	Site No.PG009 is reinstated as per published plan under section 26.
137	SM-137	S57-M26	Thelhil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.239/1	Quarry to Park Zone	Exclude survey parcels 239/1.2 from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
138	SM-138	S57-M27	Thelhil Nagpur Rural, Village Looara, Sh.No 57, Parcel No.24	Part Agriculture (A-2) Zone, Part Industrial Zone	Exclude survey parcel 24 from Industrial and include in PSP	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
139	SM-139	S57-M28	Thelhil Nagpur Rural, Village Looara, Sh.No 57, Parcel No.196/2	Agriculture (A-2) Zone	Exclude parcels 196, 197, 198, 199, and 200 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification.

SCHEDULE--A--Contd.

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140	SM-140	S57-M32	Thesil Nagpur Rural, Village Pithesur (Rithi), Sh.No 57, Parcel No.75	Quarry to Park Zone	Delete proposed road widening passing through parcel 200. Widen existing road, passing through parcels 9, 7, 10 of Bhokara and parcel 199 of Lonara, upto 30m.	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
141	SM-141	S57-M33	Thesil Nagpur Rural, Village Bhokara, Sh.No 57, Parcel No.General	Rly Line Missing	Show railway line from Godhumi Railway Station to Koradi	Sanction as proposed by the Planning Authority.
142	SM-142	S57-M34	Thesil Nagpur Rural, Village Godhumi, Sh.No 57, Parcel No.XX	Waterbody	Exclude from water body and indicate as pondham	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
143	SM-143	S57-M35	Thesil Nagpur Rural, Village Godhumi, Sh.No 57, Parcel No.249	Quarry to Park Zone	Exclude survey parcel 249 from Quarry to Park and include in Residential	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
144	SM-144	S57-M36	Thesil Nagpur Rural, Village Godhumi (Railway), Sh.No 57, Parcel No.292	Reservation No.North A-PG008	Exclude from Reservation North A-PG008 and include in Agriculture A2	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
145	SM-145	S58-M04	Thesil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.85	18 m wide DP Road	Delete 18m wide passing through parcel 84-85 to parcel 99-100	Proposed 18 mt. road is reinstated as per published plan under section 26.
146	SM-146	S58-M08	Thesil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.195	Industrial Zone	Exclude survey parcel 195 from Industrial include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
147	SM-147	S58-M12	Thesil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.200/1	18 m wide DP Road	Delete 18m wide proposed road passing through parcels 200, 201, and 191 and shift alignment along eastern boundary of parcels 207, 206, and 183/A, 208/A, 208/B	Proposed 18 mt. wide North-South DP road is reinstated as per published plan under section 26.

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148	SM-148	S58-M16	Thesil Kamptee, Village Kavtha, Sh.No 58, Parcel No.155/3 (1,21 H.)	Part Agriculture (A-2) Zone, Part Industrial Zone	Exclude survey parcel 155/3, 4, 5, 6 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification.
149	SM-149	S58-M22	Thesil Kamptee, Village Khasala, Sh.No 58, Parcel No.110/1 (old)	Agriculture (A-2) Zone	Exclude from Agriculture A2 zone and Mines and Quarries zone and include in Residential. Delete text "250 mts from Road ROW"	Modification is sanction. Land under this modification is included in No Development Zone / Agriculture Zone.
150	SM-150	S58-M23	Thesil Kamptee, Village Mhasala, Sh.No 58, Parcel No.32/1, 32/2	Residential (R-3) Zone	Exclude survey parcel 32/1, 2 from Residential and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
151	SM-151	S58-M24	Thesil Kamptee, Village Mhasala, Sh.No 58, Parcel No. 77	Mines and Quarries Zone	Exclude survey parcel 77 from Mines and Quarries and include in Agriculture A2	Modification is sanction as proposed by the Planning Authority. The Kh.No.77 is included in Agriculture Zone.
152	SM-152	S58-M26	Thesil Kamptee, Village Mhasala, Sh.No 58, Parcel No.22/4/B1, 22/4/C	Residential (R-3) Zone	Exclude survey parcels 22/4B1 and 22/4/C from Residential Zone and include in Industrial	Refuse to accord sanction the proposed modification.
153	SM-153	S58-M27	Thesil Kamptee, Village Mhasala, Sh.No 58, Parcel No.25/2	Part Industrial Zone a Part Commercial Zone	Exclude from Industrial and Commercial zones include in Residential	Modification sanction as proposed by the Planning Authority.
154	SM-154	S58-M28	Thesil Kamptee, Village Mhasala, Sh.No 58, Parcel No.55/1	Mines and Quarries Zone	Exclude survey parcels 55/1, 55/2 and 56/1 from Mines and Quarries and include in Agriculture A2	Modification sanction as proposed by the Planning Authority. Kh.No. 55/1, 55/2 and 56/1 is included in Agriculture Zone.
155	SM-155	S58-M29	Thesil Kamptee, Village Mhasala, Sh.No 58, Parcel No.70, 71	Mines and Quarries Zone	Exclude survey parcels 70 and 71 from Mines and Quarries and include in Agriculture A2	Modification sanction as proposed by the Planning Authority. Kh.No. 70, 71 is included in Agriculture Zone.
156	SM-156	S58-M30	Thesil Kamptee, Village Yerkheda, Sh.No 58, Parcel No.66/1, 4, 5, 6	Part Industrial Zone, Part Residential (R-3) Zone	Exclude from Industrial and include in Residential	Refuse to accord sanction the proposed modification. Land use and proposal shall be as per the published plan.

SCHEDULE--A--Contd.

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157	SM-157	S58-M33	Thehsil Kamptee, Village General, Sh.No 58, Parcel No.General	Kamptee Cantonment	Boundary of Kamptee Cantonment to be updated and marked area to be excluded from NMA	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
158	SM-158	S58-M35	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.8/A	Public Semi-Public Zone	Exclude from PSP and include in Residential. Delete text "Temple"	Modification is sanction subject to Note-IV.
159	SM-159	S58-M37	Thehsil Kamptee, Village Khairi, Sh.No 58, Parcel No.69	Residential (R-3) Zone	Exclude survey parcel 69 from Residential and include in Industrial	Existing industries is shown on plan.
160	SM-160	S58-M38	Thehsil Kamptee, Village Khairi, Sh.No 58, Parcel No.185/2B	Part Reservation No. East B-USTP001, Part Agriculture (A-2) Zone	Delete Reservation East B-USTP001 and exclude from Agriculture A2. Include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26. Reservation No. East B-USTP002 is reinstated.
161	SM-161	S59-M01	Thehsil Kamptee, Village Ajami Bk, Sh.No 59, Parcel No.166	Agriculture (A-2) Zone	Exclude survey parcel 166 from Agriculture A2 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
162	SM-162	S59-M03	Thehsil Kamptee, Village Ajami Bk, Sh.No 59, Parcel No.70/2	Public Semi-Public Zone (Asaram Nursing College)	Change nomenclature of 'Asaram Nursing College,' to 'St. Gianelli Convent School'.	Modification is sanction as proposed.
163	SM-163	S59-M06	Thehsil Kamptee, Village Ramala, Sh.No 59, Parcel No.85	Canal	Delete canal along parcels 85, 86, 88/B and include in Residential	Sanction as proposed by the Planning Authority.
164	SM-164	S59-M07	Thehsil Kamptee, Village Ramala, Sh.No 59, Parcel No.117	Exclude from Reservation	Exclude survey parcel 117 from Reservation EAST B RP-001 and include in Residential	Reservation EAST B RP-001 is reinstated as per published plan under section 26.
165	SM-165	S59-M09	Thehsil Kamptee, Village Yerkheda, Sh.No 59, Parcel No.106/3	Reservation No. EAST B PK-006	Delete Reservation EAST B PK-006 and area so deleted be included in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
166	SM-166	S59-M10	Thehsil Kamptee, Village Yerkheda, Sh.No 59, Parcel No.25/1B, 27, 7	Exclude from Reservation	Exclude parcel 7 and 25 from Reservation EAST B ECD009 and ECD007 and include in Residential.	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.

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					Shift 18m wide proposed road to south of parcel 25, within Reservation East B-PK007, such that the area of the said reservation would be reduced to the extent of the area under the proposed road.	
167	SM-167	S59-M12	Thehsil Kamptee, Village Ranala, Sh.No 59, Parcel No.96	Reservation No. East B-TT002	Exclude survey parcel 96/3 from Reservation East B-TT002 and include in Residential	Reservation is reinstated as per published plan under section 26.
168	SM-168	S59-M13	Thehsil Kamptee, Village Chorpad, Sh.No 59, Parcel No.223, 242	Agriculture (A-2) Zone	Exclude survey parcels 223 and 242 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification.
169	SM-169	S59-M13	Thehsil Kamptee, Village Chorpad, Sh.No 59, Parcel No.181	Public Semi-Public Zone	Exclude survey parcel 181 from PSP and include in Agriculture A2	Sanction as proposed by the Planning Authority.
170	SM-170	S59-M16	Thehsil Kamptee, Village Ajani Bk, Sh.No 59, Parcel No.72	धोरणी Zone आणि सह.	Include survey parcel 72 in adjoining Residential	Modification proposed is sanctioned for Residential Zone.
171	SM-171	S59-M18	Thehsil Parshioni, Village Sihora, Sh.No 59, Parcel No.All parcels	Part Agriculture, Part Mines and Quarries, Part Residential Zone, etc.	Exclude area from NMA	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
172	SM-172	S59-M19	Thehsil Kamptee, Village Ajani Bk, Sh.No 59, Parcel No.7	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Modification is sanction as proposed by the Planning Authority.
173	SM-173	S60-M01	Thehsil Parshioni, Village Kandri, Sh.No 60, Parcel No.253	Existing Road	Delete road and area so deleted be included in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
174	SM-174	S60-M02	Thehsil Parshioni, Village Sihora, Sh.No 60, Parcel No.35	Reservation No. North B-UESR001	Reservation North B-UESR001 be shifted to amenity space within the layout on parcel 35	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.

SCHEDULE--A--Contd.

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175	SM-175	S60-M02	Thehsil Parshioni, Village Sihora, Sh.No 60, Parcel No.35 ----- 243	Reservation No. North B-1/ESR001	Reservation North B-UESR001 be shifted to amenity space within the layout on parcel 35	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
176	SM-176	S60-M03	--	--	Delete Reservation North B-1/ESR001 and area so deleted be included in adjoining zone	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
177	SM-177	S60-M04	Thehsil Parshioni, Village Kandri, Sh.No 60, Parcel No.254	Agriculture (A-1) Zone	Survey parcel 254 earmarked for MHADA - Affordable Housing	Sanction as proposed by the Planning Authority.
178	SM-178	S60-M05	Thehsil Parshioni & Kampece, Village Khundala (Ghatate) 50, Parcel No.34 Village Sihora, Parcel No.141 Village Neri, Parcel No.227 Sh.No 60.	Mines and Quarries Zone	Exclude area within 500m distance from National Highways and State Highways from Mines and Quarries and area so excluded be included in adjoining zone	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
179	SM-179	S61-M01	Thehsil Mauda, Village Sawargaon (64), Sh.No 61, Parcel No.68/3,4,5	Agriculture (A-1) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
180	SM-180	S61-M02	Thehsil Mauda, Village Sawargaon (64), Sh.No 61, Parcel No.5/1,2	Agriculture (A-1) Zone	Exclude survey parcel 5/1,2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
181	SM-181	S62-M01	Thehsil Mauda, Village Bholeo (64), Sh.No 62, Parcel No.66/2,5,6,7,8 67/2	Agriculture (A-1) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
182	SM-182	S67-M01	Thehsil Nagpur Rural, Village Dhaga (52), Sh.No 66, Parcel No.39/c	Part Agriculture (A-1) Zone, Part Residential (R-2) Zone	Exclude survey parcels 10, 7, 6, 2 and 39 from Agriculture A1 and Residential and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
183	SM-183	S67-M02	Thehsil Nagpur Rural, Village Dhaga (52), Sh.No 67, Parcel No.26	Forest Zone	Exclude from Forest and include in Agriculture A1	Sanction as proposed, subject to Note-IV.

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184	SM-184	S67-M03	Thesil Nagpur Rural, Village Sainavari, Sh.No 67, Parcel No.65	Part Agriculture (A-1) Zone, Part Commercial Zone	Exclude survey parcel 65 from Agriculture A1 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
185	SM-185	S67-M04	Thesil Nagpur Rural, Village Sainavari, Sh.No 67, Parcel No.54	Part Commercial Zone, Part Agriculture (A-1) Zone, Part Residential (R-2) Zone	Exclude survey parcel 54 from Commercial and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
186	SM-186	S68-M01	Thesil Kalmeshwar, Village Asikola, Sh.No 68, Parcel No.281/1	Reservation No.V-UESS026	Delete Reservation V-UESS026 and area so deleted be included in Agriculture A2	Reservation V-UESS026 is reinstated as per published plan.
187	SM-187	S68-M02	Thesil Kalmeshwar, Village Khupri (Uma), Sh.No 68, Parcel No.35, 36, 38/1,2,3	Part Agriculture (A-2) Zone and Part Industrial Zone	Exclude survey parcels 35, 36 and 38/1,2,3 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
188	SM-188	S68-M03	Thesil Kalmeshwar, Village Nimji, Sh.No 68, Parcel No.91/1, 91/2	Part Agriculture (A-2) Zone and Part Industrial Zone	Exclude survey parcels 91/1,2 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
189	SM-189	S68-M04	Thesil Kalmeshwar, Village Gondkhairi, Sh.No 68, Parcel No.339, 521, 459, 520, 528	Agriculture (A-2) Zone	Exclude survey parcels 520/1, 520/2 and 528 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
190	SM-190	S68-M05	Thesil Nagpur Rural, Village Dhamna (Linga) 51, Sh.No 68, Parcel No.4/(6)	Forest Zone	Exclude survey parcel 4/6 from Forest and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
191	SM-191	S68-M06	Thesil Nagpur Rural, Village Pethkal Dongari, Sh.No 68, Parcel No.92New, 7/Old	Waterbody	Delete water body and indicate parcel 92 as shown. In parcel 92, include area upto 50m from edge of water body in Recreation Open Space along the lake. Remaining area of parcel 92 be included in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, panchan etc. subject to Note-III mentioned below.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
192	SM-192	S68-M09	Thehsil Unwed & Kalmeshwar, Village Pachgaon, Parcel No.190 Village Ketapur, Parcel No.116/1,2.	Agriculture (A-2) Zone	Exclude survey parcel 116/2 of Ketapur and 190 (part) of Pachgaon from Agriculture A2 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
193	SM-193	S68-M10	Sh.No 68. Thehsil Kalmeshwar, Village Gondkhairi, Sh.No 68, Parcel No.29	Forest Zone	Exclude survey parcel 29 from Forest and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
194	SM-194	S68-M11	Thehsil Kalmeshwar, Village Nimji, Sh.No 68, Parcel No.185/22, 327 (Old)	Agriculture (A-2) Zone	Exclude parcel 185/22 from Agriculture A2 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
195	SM-195	S68-M12	Thehsil Kalmeshwar, Village Nimji, Sh.No 68, Parcel No.185/27, 185/58	Agriculture (A-2) Zone	Survey parcels 185/27, 185/58, 159/3 and 158/5 indicated as shown	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
196	SM-196	S69-M01	Thehsil Hingna, Village Waddhamana, Sh.No 69, Parcel No.91	Part Industrial Zone, Part Mines and Quarry Zone	Exclude from Industrial and Mines and Quarries and include in Commercial, Modify survey boundary	Mines and Quarries Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-VI.
197	SM-197	S69-M02	Thehsil Hingna, Village Waddhamana, Sh.No 69, Parcel No.97	S.No. of Village Waddhamana	Modify survey boundary and number	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
198	SM-198	S69-M03	Thehsil Hingna, Village Waddhamana, Sh.No 69, Parcel No.106	Mines and Quarries Zone	Exclude from Mines and Quarries and include in Commercial	Mines and Quarries Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-VI.
199	SM-199	S69-M04	Thehsil Hingna, Village Waddhamana, Sh.No 69, Parcel No.136/3	Part Industrial Zone, Part Commercial Zone	Exclude survey parcel 136/3 from Industrial and include in Commercial	Modification sanction as proposed by the Planning Authority.
200	SM-200	S69-M05	Thehsil Hingna, Village Waddhamana, Sh.No 69, Parcel No.149, 151	Industrial Zone	Exclude survey parcels 149 and 151 from Industrial and include in Commercial	Refuse to accord sanction the proposed modification. However, permissibility of valid development permission shall be as per the Note-I mentioned below.

1	2	3	4	5	6	7
201	SM-201	S69-M06	Thehsil Hingna, Village Waddhamana, Sh.No 69, Parcel No.152 (New), 123 (Old)	Existing Residential in Industrial Zone	Exclude from Existing Residential and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26, subject to permissibility mentioned in Note-XIII.
202	SM-202	S69-M07	Thehsil Hingna, Village Waddhamana, Sh.No 69, Parcel No.137	Industrial Zone	Exclude survey parcel 137 from Industrial and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
203	SM-203	S69-M08	Thehsil Nagpur Rural, Village Drugdhamna, Sh.No 69, Parcel No.7	Waterbody	Delete water body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandham etc. subject to Note-III mentioned below.
204	SM-204	S69-M09	Thehsil Nagpur Rural, Village Drugdhamna, Sh.No 69, Parcel No.25	Agriculture (A-2) Zone	Exclude survey parcel 25 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
205	SM-205	S69-M12	Thehsil Nagpur Rural, Village Drugdhamna, Sh.No 69, Parcel No.48v, 48c, 48d	Agriculture (A-2) Zone	Modify survey number	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
206	SM-206	S69-M13	Thehsil Nagpur Rural, Village Drugdhamna, Sh.No 69, Parcel No.84/3	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
207	SM-207	S69-M14	Thehsil Nagpur Rural, Village Drugdhamna, Sh.No 69, Parcel No.99/2	Residential (R-2) Zone	Modify survey parcel numbers	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
208	SM-208	S69-M15	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.171	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
209	SM-209	S69-M16	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.173/2	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
210	SM-210	S69-M17	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.233	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
211	SM-211	S69-M18	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.237	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
212	SM-212	S69-M19	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.248	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
213	SM-213	S69-M20	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.256	Waterbody	Delete waterbody and include in Quarry to Park	Sanction as proposed by the Planning Authority.
214	SM-214	S69-M21	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.164, 154	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
215	SM-215	S69-M22	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.176/2	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
216	SM-216	S69-M23	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.11	Reservation No. West A - PK025	Exclude survey parcel 11 from Reservation West A-PK025 and include in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation. i) Reservation West A-UJESS001 is reinstated as per published plan.
217	SM-217	S69-M24	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.34	Reservation No. West A-UJESS001	Delete Reservation West A-UJESS001 and area so deleted be included in Agriculture A2	ii) Since the land from Kh.No.22 and 23 of Ramala has already grant non-agriculture permission by the competent authority, the reservation East B-UJESS001 from Sh.No.59 is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
218	SM-218	S69-M26	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.47	Agriculture (A-2) Zone	Exclude survey parcel 47 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.

1	2	3	4	5	6	7
219	SM-219	S69-M27	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.51	Reservation No. West A-PK001	Delete Reservation West A-PK001 and area so deleted from parcel 51 be included in Residential. Area so deleted from parcel 52 be included in Industrial	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
220	SM-220	S69-M28	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.75	Industrial Zone	Exclude survey parcels 75 and 76 from Industrial and include in Residential --	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
221	SM-221	S69-M30	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.93	Part Agriculture (A-2) Zone Part Commercial and Part Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 93 from Agriculture A2, Existing Residential in Agriculture A2 zones and include in Commercial.	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
222	SM-222	S69-M31	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.95	Part Agriculture (A-2) Zone, Part Commercial Zone and Part Industrial Zone	Parcel 96: Exclude from Agriculture A2 and include in Industrial. Parcel 95: Delete water body and exclude from part Commercial and Agriculture A2 in parcel 95, and include entire parcel in Industrial.	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
223	SM-223	S69-M32	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.1/1,2	Reservation No. West A-PK013	Shift Reservation West A-PK013 towards the eastern edge of survey parcel 1, Extend proposed 18m wide proposed road upto the reservation through parcel 1	Modification in respect of Reservation No.PK013 and proposed road is refused to sanction. Proposals shall be reinstated as per published plan under section 26.
224	SM-224	S69-M34	Thehsil Nagpur Rural, Village Suraburdi, Sh.No 69, Parcel No.39/3	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
225	SM-225	S69-M35	Thehsil Kalmeshwar, Village Gondkhairi, Sh.No 69, Parcel No.124	Mines and Quarries Zone	Exclude survey parcel 124 from Mines and Quarries and include in Commercial	Refuse to accord sanction the proposed modification. In view of Note-I and Note-VI.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
226	SM-226	S69-M39	Thehsil Nagpur Rural, Village Drughanna, Davalameti, Waddhamna, Surabardi, Sh.No 69, Parcel No.	Residential (R-2) Zone	NIT approved layouts Drughanna: Parcels 54, 118, 119, 120, 122 (part), 105, 106, 154, 91 Dawalameti: 83, 89, 92, 90, 4, 40, 48, 50 Waddhamna: 147, 148, 154, 155, 139, 157, 141 (part), 142 (part), 99 Surabardi: 136, 137, 52 (part), 83, 77	Refuse to accord sanction the proposed modification. However, permissibility of valid development permission shall be as per the Note-I mentioned below.
227	SM-227	S69-M41	Thehsil Kalmeshwar, Village Karli (Wameri), Sh.No 69, Parcel No.190/2	Waterbody	Exclude from water body and Recreation Open Space and include in adjoining zone. Maintain area upto 25m from edge of water body in Recreation Open Space	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
228	SM-228	S69-M43	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.235	Quarry to Park Zone	Exclude from Quarry to Park and include Mines and Quarries	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
229	SM-229	S69-M45	Thehsil Kalmeshwar, Village Karli (Wameri), Sh.No 69, Parcel No.264/1, 264/3, 265/1, 9/6	Public Semi-Public Zone	Exclude from PSP and include in Agriculture A2	Modification proposed to be sanctioned and land thereunder is proposed to be included in No Development Zone.
230	SM-230	S69-M46	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.	18 m widening to Existing Road	Indicate existing road with proposed 18m road widening along the southern edge of survey parcels 118, 119, 120, 121, 122 and 123	Refused to accord sanction the proposed modification in respect of road.
231	SM-231	S69-M47	Thehsil Nagpur Rural, Village Lawa, Sh.No 69, Parcel No.229	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
232	SM-232	S69-M48	Thehsil Nagpur Rural, Village Lawa, Sh.No 69, Parcel No.239	Quarry to Park Zone	Exclude from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.

1	2	3	4	5	6	7
233	SM-233	S69-M49	Thehsil Kalmeshwar, Village Gondhairy, Sh.No 69, Parcel No.63, 64	Residential (R-4) Zone	Exclude from Residential and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26. Land is included in Residential Zone.
234	SM-234	S69-M51	Thehsil Nagpur Rural, Village Dawalameti, Sh.No 69, Parcel No.47/2 (New), 36, 38/1 (Old)	Public Semi-Public Zone	Exclude from PSP and include in Residential. Delete text "Engineering College"	Sanction as proposed by the Planning Authority.
235	SM-235	S69-M53	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.84, 87	Existing Residential in Industrial Zone.	Exclude from Existing Residential in Industrial and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
236	SM-236	S69-M54	Thehsil Nagpur Rural, Village Drugdhamni, Sh.No 69, Parcel No.1, 132, 133	Public Semi-Public Zone	Delete PSP from survey parcel 132 and shift the same to survey parcel 1	Sanction as proposed by the Planning Authority.
237	SM-237	S69-M55	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.38, 39 (part), 13, 41	Public-Semi Public Zone	Parcels 38 and 39 (part) to be included in PSP. Delete PSP from survey parcels 13 and 41 and area so deleted be included in adjoining zone	Existing PSP use is rearranged as proposed by the Planning Authority. Remaining land is included in No Development Zone.
238	SM-238	S69-M57	Thehsil Nagpur Rural, Village Khadgaon, Sh.No 69, Parcel No.208, 210, 211, 207, 182, 181, 180, 179, 178, 102, 103, 104, 108	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture A2 and include in Residential	The modification made by the Planning Authority is proposed to be sanctioned for Residential Zone, subject to Note-XIII.
239	SM-239	S70-M01	Thehsil Nagpur Rural, Village Larwa, Sh.No 70, Parcel No.283	Part Residential (R-2) Zone, Part Reservation No. West-B ECO 1003	Modify survey number and boundary as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
240	SM-240	S70-M04	Thehsil Nagpur Rural, Village Larwa, Sh.No 70, Parcel No.185	Reservation No. West B-USTP001	Exclude survey parcels 185 and 186 from Reservation West B-USTP001 and include in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.

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1	2	3	4	5	6	7
241	SM-241	S70-M06	Thesil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.212 0.04 H.	Public Semi-Public Zone	Exclude survey parcel 212 from PSP zone and include in Residential	Modification is sanctioned as proposed by the Planning Authority. Exclude survey parcel 212 from PSP zone and include in Residential
242	SM-242	S70-M07	Thesil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.231	Quarry to Park Zone	Exclude survey parcel 231 from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
243	SM-243	S70-M08	Thesil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.249	Quarry to Park Zone	Exclude survey parcel 249 from Quarry to Park and include in Agriculture A2	Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
244	SM-244	S70-M12	Thesil Nagpur Rural, Village Wadi, Sh.No 70, Parcel No.179	Whole area of Wadi is included in NMA.	Area excluded from NMA	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
245	SM-245	S70-M14	Thesil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.244, 245, 240	Transportation Zone	Exclude from Transportation and Residential zones and include in Commercial	The modification is sanctioned for Residential Zone.
246	SM-246	S71-M02	Thesil Nagpur Rural, Village Kapsi Kh (35), Sh.No 71, Parcel No.10/(1)	Industrial Zone	Exclude survey parcel 10/1 from Industrial zone and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
247	SM-247	S71-M03	Thesil Nagpur Rural, Village Kapsi Kh (35), Sh.No 71, Parcel No.	Industrial Zone	Exclude from Industrial and include in Water Body	Modification is sanctioned as proposed by the Planning Authority.
248	SM-248	S71-M04	Thesil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.30/3	Part Residential (R-3) Zone, Part Industrial Zone	Exclude survey parcel 30 from Agriculture A2 and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
249	SM-249	S71-M05	Thesil Kamptee, Village Dhargaon, Sh.No 71, Parcel No.117	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 117 from Residential in Agriculture A2 zone and include in PSP	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
250	SM-250	S71-M06	Thesil Kamptee, Village Dhargaon, Sh.No 71, Parcel No.100/5, 100/4, 100/1, 100/2, 99/2C, 98/2C, 98/1C	Part Agriculture (A-2) Zone, Part Existing Residential Zone	Exclude survey parcels 98/1C, 98/2C, 99/2C, 100/1, 100/2, 100/4 and 100/5 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification.

1	2	3	4	5	6	7
251	SM-251	S71-M07	Thehsil Kamptee, Village Dhargan, Sh.No 71, Parcel No.109/1, 109/2, 110/1A, 110/2A, 110/3	अस्तित्वात ठीका, Part Agriculture (A-2) Zone, Part Existing Residential Zone	Exclude survey parcels 109/1, 109/2, 110/1A, 110/2A and 110/3 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
252	SM-252	S71-M08	Thehsil Kamptee, Village Dhargan, Sh.No 71, Parcel No.112/1, 113/2, 114/1	Part Agriculture (A-2) Zone, Part Existing Residential Zone	Exclude survey parcels 112/1, 113/2 and 114/1 from Agriculture A2 zone and include in Residential and apply Savings	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
253	SM-253	S71-M09	Thehsil Kamptee, Village Dhargan, Sh.No 71, Parcel No.54/2, 55/1, 55/2, 96/1, 61/2A	Agriculture (A-2) Zone	Exclude survey parcels 54/2, 55/1, 55/2, 61/2A and 96/1 from Agriculture A2 zone and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
254	SM-254	S71-M10	Thehsil Nagpur Rural, Village Kapsi Bk (35), Sh.No 71, Parcel No.103	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS) Zone	Exclude from Agriculture A2 and include in Residential, Maintain Recreation Open Space along river.	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
255	SM-255	S71-M12	Thehsil Kamptee, Village Ghorpad, Sh.No 71, Parcel No.148/B/5	Reservation No. East B-PG009	Delete Reservation East B-PG009 and area so deleted be included in Industrial	Site No. East B-PG009 is reinstated as per published plan under section 26.
256	SM-256	S71-M13	Thehsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.80/1 (0.81 H.)	Reservation No. East A-PG015	Exclude survey parcels 80/1, 80/3 and 80/4 from Reservation and include in Industrial	Reservation continued, subject to Note-VIII.
257	SM-257	S71-M17	Thehsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.107/2, 118, 120	Part Residential (R-3) Zone, Part Recreational Open Space (ROS) Zone	Exclude survey parcels 118 and 120 from Residential and include in Industrial, Maintain Recreation Open Space along river as shown	Refuse to the accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
258	SM-258	S71-M19	Thetsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.108, 113, 115, 117	Residential (R-3) Zone	Exclude survey parcels 108, 111, 113, 115 and 117 from Residential and include in Industrial	Modification proposed to be sanctioned. Exclude survey parcels 108, 111, 113, 115 and 117 Mouja Village Kapsi Bk from Residential and to be included in Industrial Zone subject to payment of premium.
259	SM-259	S71-M21	Thetsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.70/1, Area 4.04 H.	Reservation No. East A-PC019	Delete Reservation East A-PC019 and Residential and area so deleted included in Industrial. Apply Savings	Modification refuse to sanction Reservation reinstated and continued as per published plan.
260	SM-260	S71-M23	Thetsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.79/1	Reservation No. East A-PC015	Exclude from Reservation East A-PC015 and area so released be included in Industrial. Apply Savings.	Reservation reinstated and continued, subject to Note-VIII.
261	SM-261	S71-M24	Thetsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.95, 97	Reservation No. East A-PC004 & Reservation No. East A-EC01014	Shift Reservations East A-PC004 and East A-EC01014 towards north of parcel 95, such that remaining area of 95 can get access from existing road	Refused to accord sanction the proposed shifting. Reservation continued as per published plan.
262	SM-262	S71-M25	Thetsil Kamptee, Village Lihignon, Sh.No 71, Parcel No.52	Agriculture (A-2) Zone	Exclude survey parcel 52 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
263	SM-263	S71-M26	Thetsil Kamptee, Village Lihignon, Sh.No 71, Parcel No.25/1N, 25/2B, 25/1A, 25/2N, 25/1A, 24, 23, 26, 3 2/2, 25/1B1	Agriculture (A-2) Zone	Exclude survey parcels 25/1, 25/2B, 25/1A, 25/2N, 32/2 and 25/1B1 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification.
264	SM-264	S71-M27	Thetsil Kamptee, Village Lihignon, Sh.No 71, Parcel No.28, 29/1, 29/6	Agriculture (A-2) Zone	Exclude survey parcels 28, 29/1 and 29/6 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

1	2	3	4	5	6	7
265	SM-265	S71-M29	Thehsil Village Mahalgau, Sh.No 71, Parcel No.277	Residential (R-2) Zone	Exclude from Agriculture A2 and include in Industrial	Land proposed to be included in Industrial Zone on payment of premium.
266	SM-266	S71-M30	Thehsil Village Mahalgau, Sh.No 71, Parcel No.137/1	Part Agriculture (A-2) Zone, Part Commercial Zone	Exclude from Agriculture A2 and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
267	SM-267	S71-M32	Thehsil Village Mahalgau, Sh.No 71, Parcel No.83, 84, 87/2	Agriculture (A-2) Zone	Exclude survey parcels 83, 84 and 87/2 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
268	SM-268	S71-M33	Thehsil Village Asoli, Sh.No 71, Parcel No.134, 135, 143	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS) Zone and Waterbody	Exclude survey parcels 135 and 143 from Agriculture A2 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
269	SM-269	S71-M34	Thehsil Village Mahalgau, Sh.No 71, Parcel No.95/2, 94/4	Agriculture (A-2) Zone	Exclude survey parcels 95 and 94/4 from Agriculture A2 and include in Industrial	Modification proposed to be sanctioned for Industrial Zone subject to payment of premium as mentioned in DCR.
270	SM-270	S71-M35	Thehsil Village Pawungau, Sh.No 71, Parcel No.54	Reservation No. East B-SH001	Delete Reservation East B-SH001 and area so deleted be included in Residential	Refused to accord sanctions the proposed modification. The reservation and land use zone shall be as per the published plan under section 26.
271	SM-271	S71-M36	Thehsil Village Pawungau, Sh.No 71, Parcel No.181/1, 181/2, 185/1	Residential (R-3) Zone	Exclude survey parcels 181/1, 181/2, 185/1 from Residential use and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
272	SM-272	S71-M37	Thehsil Village Pawungau, Sh.No 71, Parcel No.187/1	Reservation No. East B-PG001	Shift part of Reservation East B-PG001 by excluding eastern portion from the reservation and including part of Recreation Open Space in Reservation. Area excluded from East B-PG001 be included in Residential.	Modification proposed by the Planning Authority is sanctioned as proposed. The boundaries of Site No. East B-PG001 is rearranged and due to this the eastern part area is included in Residential Zone as proposed by the Planning Authority.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
273	SM-273	S71-M38	Thehsil Kamptee, Village Powari (Rithi), Sh.No 71, Parcel No.3 (30 as per PLU)	24 m wide DP Road.	Adjust alignment of proposed 24m wide road passing through centre of survey parcel 29, 27, 30 as shown	Modification sanctioned as proposed by the Planning Authority.
274	SM-274	S72-M01	Thehsil Kamptee, Village Kadholi, Sh.No 72, Parcel No.70/2	Agriculture (A-2) Zone	Exclude survey parcels 70/2, 71/1A, 71/2A, 77, 78, 80, 81, 82, 84, 85/1, 85/2, 85/3, 86, 8, 88, 89/1, 89/2 of Kadholi and survey parcels 176, 177, 178, 179, 180, 181, 185, 186, 189, 190, 191, 192 of Mahagaon from Agriculture A2 and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
275	SM-275	S72-M02	Thehsil Kamptee, Village Kadholi, Sh.No 72, Parcel No.67/1	Part Agriculture (A-2) Zone, Part Industrial Zone	Exclude survey parcel 67/1 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification.
276	SM-276	S72-M03	Thehsil Kamptee, Village Bhawari, Sh.No 72, Parcel No.35	Agriculture (A-1) Zone	Exclude survey parcels 35 and 60 from Agriculture A1 and include in Industrial zone	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
277	SM-277	S72-M04	Thehsil Kamptee, Village Bhawari, Sh.No 72, Parcel No.63/3	Commercial Zone	Exclude survey parcel 63/3 from commercial and include in Industrial	Refuse to accord sanction the proposed modification.
278	SM-278	S72-M05	Thehsil Kamptee, Village Bhawari, Sh.No 72, Parcel No.89/2	Agriculture (A-1) Zone	Exclude survey parcel 89 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
279	SM-279	S72-M06	Thehsil Kamptee, Village Gumbhala, Sh.No 72, Parcel No.503	Public Semi-Public Zone	Exclude from PSP and include in Residential	Sanctioned as proposed by the Planning Authority.
280	SM-280	S72-M07	Thehsil Kamptee, Village Gumbhala, Sh.No 72, Parcel No.488/1, 488/2, 489	Agriculture (A-1) Zone	Exclude survey parcels 488/1, 488/2 and 489 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.

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281	SM-281	S72-M08	Thehsil Kamptee, Village Lihigaon, Sh.No 72, Parcel No.90/1, 90/2	Agriculture (A-1) Zone	Exclude survey parcel 90/1,2 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification.
282	SM-282	S72-M09	Thehsil Kamptee, Village Gurnthala, Sh.No 72, Parcel No.303, 306	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
283	SM-283	S73-M01	Thehsil Kamptee, Village Wadoda, Sh.No 73, Parcel No.263	Part Agriculture (A-1) Zone, Part Industrial Zone	Delete from Agriculture A1 and include in Industrial as per savings clause	Refuse to accord sanction the proposed modification.
284	SM-284	S73-M02	Thehsil Kamptee, Village Wadoda, Sh.No 73, Parcel No.133, 164	Part Agriculture (A-1) Zone, Part Industrial Zone	Delete from Agriculture A1 and include in Industrial, Apply Savings	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
285	SM-285	S73-M03	Thehsil Kamptee, Village Gurnthala, Sh.No 73, Parcel No.263, 278, 264, 271, 272, 273, 270, 274	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
286	SM-286	S74-M01	Thehsil Mauda, Village Kumbhari (72), Sh.No 74, Parcel No.156, 151, 154, 155/2, 155/4, 160/2	Recreation Open Space along Waterbody	Exclude from Recreation and Open Space and Agriculture A1 zones and include in Residential	Refuse to accord sanction. The land under modification is included No Development Zone.
287	SM-287	S74-M02	Thehsil Mauda, Village Lapka (72), Sh.No 74, Parcel No.196	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification.
288	SM-288	S74-M03	Thehsil Mauda, Village Lapka (72), Sh.No 74, Parcel No.138	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Agriculture A2	Sanctioned as proposed by the Planning Authority. Land is included in No Development Zone.
289	SM-289	S74-M05	Thehsil Mauda, Village Rahadi (64), Sh.No 74, Parcel No.101	Industrial Zone	Delete text '102' shown in survey parcel 101 and add it on survey parcel 102	Sanctioned as proposed by the Planning Authority.
290	SM-290	S74-M06	Thehsil Mauda, Village Rahadi (64), Sh.No 74, Parcel No.87/3	To check	Indicate existing road on north of survey parcel 87/3 as shown	Modification sanctioned as proposed by the Planning Authority.

SCHEDULE--A--Contd.

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291	SM-291	S74-M07	Thehsil Mauda, Village Dahadi (64), Sh.No 74, Parcel No.71, 72, 73, 39	Public Semi-Public Zone	Delete temple marked, Exclude from PSP and Public Utility and include in Industrial	Modification sanctioned as proposed by the Planning Authority.
292	SM-292	S75-M01	Thehsil Mauda, Village Marodi (71), Sh.No 75, Parcel No.181, 182	Agriculture (A-1) Zone	Exclude survey parcels 181/2, 182/2 and 182/1A from Agriculture A1 and include in Industrial	Refuse to accord sanction the proposed modification.
293	SM-293	S75-M02	Thehsil Mauda, Village Dhamangon (72), Sh.No 75, Parcel No.22	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
294	SM-294	S76-M01	Thehsil Mauda, Village Mahadula (71), Sh.No 76, Parcel No.136/1k	Agriculture (A-1) Zone	Exclude survey parcels 136/1A and 136/1C from Agriculture A1 and include in Commercial (Petrol Pump)	Refuse to accord sanction the proposed modification.
295	SM-295	S78-M02	Thehsil Nagpur Rural, Village Bajargon, Sh.No 78, Parcel No.152/1	Agriculture (A-1) Zone	Exclude survey parcel 152/1 from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction.
296	SM-296	S78-M03	Thehsil Nagpur Rural, Village Khapri (Kh) 53, Sh.No 78, Parcel No.61	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial Delete PSP spot zoning on Parcel 80 Modify parcel numbers and indicate parcel 61 and parcel 81. Also correct number of parcel 57 to 58	Refused to accord sanction the proposed modification as Industrial use is allowed in No Development Zone. Land use and proposal shall be as per the published plan under section 26.
297	SM-297	S78-M04	Thehsil Nagpur Rural, Village Khapri (Kh) 53, Sh.No 78, Parcel No.80	Agriculture (A-1) Zone	Exclude survey parcels 50/1.2 from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
298	SM-298	S78-M05	Thehsil Nagpur Rural, Village Savanga ----- Shiwa, Sh.No 78, Parcel No.XXX	Part Agriculture (A-1) Zone, Part Defence Area	Exclude from Agriculture A1, Residential, Defence zones and include in Industrial	i) Modification refused to sanction as Industrial use is allowed in No Development Zone. ii) The Defence land use zone is continued as per proposed plan, subject to Note-IV.

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299	SM-299	S78-M06	Thesil Nagpur Rural, Village Savanga, Sh.No 78, Parcel No.195/C, 195/A/2, 195/B	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
300	SM-300	S78-M07	Thesil Nagpur Rural, Village Shiven, Sh.No 78, Parcel No.XXX	Waterbody	Exclude from water body and indicate as pandhan	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
301	SM-301	S78-M09	Thesil Nagpur Rural, Village Bejargao, Sh.No 78, Parcel No.187	Part Commercial Zone, Part Agriculture (A-1) Zone	Exclude from Commercial and Agriculture A1 and include in Residential	Modification refused. The land under modification included in No Development Zone.
302	SM-302	S79-M01	Thesil Nagpur Rural, Village Bejargao, Sh.No 79, Parcel No.138/1,2	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Agriculture A2 zone	Modification sanctioned and included in No Development Zone.
303	SM-303	S79-M02	Thesil Nagpur Rural, Village Malegaon (Kh) 53, Sh.No 79, Parcel No.2/1, 2/2, 1/1	Agriculture (A-1) Zone	Exclude survey parcels 1/1, 2/1 and 2/2 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification.
304	SM-304	S79-M03	Thesil Nagpur Rural, Village Pachnavari, Sh.No 79, Parcel No.35, 36, 42, 43, 44	Agriculture (A-1) Zone	Exclude survey parcels 35, 42, 43 and 44 from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
305	SM-305	S79-M04	Thesil Nagpur Rural, Village Pachnavari, Sh.No 79, Parcel No.82, 83	Waterbody	Delete water body between parcels 83 (Pachnavari) to 95 (Malegaon) and indicate existing pandhan	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
306	SM-306	S79-M05	Thesil Nagpur Rural, Village Satnavari, Sh.No 79, Parcel No.119/1	Reservation No.V-UESS023	Delete Reservation V-UESS023 and area so deleted be included in Agriculture A1.	Reservation reinstated as per published plan under section 26.
307	SM-307	S79-M06	Thesil Nagpur Rural, Village Mohgaon (Bk) 52, Sh.No 79, Parcel No.31/2	Agriculture (A-1) Zone	Exclude survey parcel 31/2 from Agriculture A1 and include in Agriculture A2	Sanctioned as proposed for Agriculture Zone.

SCHEDULE--A--Contd.

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308	SM-308	S79-M07	Tehsil Nagpur Rural, Village Mohgaon (Kh) 51, Sh.No 79, Parcel No.47	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. However the permissibility shall be as per note XIII
309	SM-309	S79-M08	Tehsil Hingna, Village Turagodi, Sh.No 79, Parcel No.62	Waterbody	Exclude from water body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
310	SM-310	S79-M09	Tehsil Nagpur Rural, Village Bajargao, Sh.No 79, Parcel No.143, 144	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
311	SM-311	S79-M10	Tehsil Nagpur Rural, Village Pachnavari, Sh.No 79, Parcel No.24/A, 24/B	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Forest	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV.
312	SM-312	S79-M11	Tehsil Nagpur Rural, Village Bajargao, Sh.No 79, Parcel No.121	Waterbody	Exclude from water body and include in Agriculture A1	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
313	SM-313	S80-M01	Tehsil Hingna, Village Nildoh 59, Sh.No 80, Parcel No.132	Canal	Modify Canal alignment as shown	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
314	SM-314	S80-M02	Tehsil Nagpur Rural, Village Chandrapur (Rahit), Sh.No 80, Parcel No.51	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 51 from Existing Residential in Agriculture A2 and include in PSP	The land Kt.No.51 village Chandrapur (Rahit) is included in Agriculture Zone.
315	SM-315	S80-M03	Tehsil Nagpur Rural, Village Linga, Sh.No 80, Parcel No.23	Agriculture (A-2) Zone	Exclude survey parcel 23 from Agriculture A2 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
316	SM-316	S80-M04	Tehsil Nagpur Rural, Village Pethkal Dongari, Sh.No 80, Parcel No.88	Recreational Open Space (ROS) Zone along Waterbody	Exclude from Recreation Open Space and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS etc. subject to Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS etc. subject to Note-III mentioned below.
317	SM-317	S80-M05	Tehsil Nagpur Rural, Village Vyohad, Sh.No 80, Parcel No.3	H.T Line	Realign high tension line as shown	Sanctioned as proposed.
318	SM-318	S80-M06	Tehsil Nagpur Rural, Village Vyohad, Sh.No 80, Parcel No.71	Agriculture (A-2) Zone	Indicate pandhan as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.

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319	SM-319	S80-M09	Thehsil Kalmeshwar, Village Gondkhairi, Sh.No 80, Parcel No.361	Agriculture (A-2) Zone	Exclude survey parcel 361 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification.
320	SM-320	S80-M10	Thehsil Kalmeshwar, Village Gondkhairi, Sh.No 80, Parcel No.168, 169, 171/1, 275	Agriculture (A-2) Zone	Exclude survey parcels 168, 169, 171/1 and 275 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
321	SM-321	S80-M13	Thehsil Nagpur Rural, Village Vyalsad, Sh.No 80, Parcel No.100 -A, 88/1, 100-B	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in Residential, Apply Savings	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
322	SM-322	S80-M14	Thehsil Nagpur Rural, Village Vyalsad, Pethikal Dongri, Sh.No 80, Parcel No.98 (part), 99 (part), 95 (part), ----- 10 (part), 11 (part)	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in adjoining zone.	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
323	SM-323	S80-M15	Thehsil Kalmeshwar, Village Chichbhawan, Sh.No 80, Parcel No.42, 43, 45/1, 45/2	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and Water Body and include in a Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
324	SM-324	S80-M16	Thehsil Hingna, Village Neri (Mankar), Parcel No.156, Village Nandera, Parcel No.82, 60, 58/B, 69, 80, 58/A, 28, 27, 53/1, 48, 51, 50, 47, 43, 42, 76, 75, 68, Sh.No 80	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential R4	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
325	SM-325	S80-M17	Thehsil Kalmeshwar, Village Gondkhairi, Sh.No 80, Parcel No.268, 266	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Forest	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
326	SM-326	S80-M19	Thehsil Nagpur Rural, Village Linga, Sh.No 80, Parcel No.26, 27/3, 20/2, 30, 21/3, 28/2, 21/1, 29, 42, 21/2	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
327	SM-327	S80-M20	Thehsil Hingna, Village Girola, Sh.No 80, Parcel No.44	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Excluded survey parcel 4/4 from Agriculture and included in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
328	SM-328	S81-M01	Thehsil Hingna, Village Nagalwadi, Sh.No 81, Parcel No.40	H.T Line	Delete proposed high tension line between Nagalwadi survey parcel 114 and Wansdongri survey parcel 182	Modification is sanctioned subject to Note-IV.
329	SM-329	S81-M06	Thehsil Hingna, Village Pendhari (6), Sh.No 81, Parcel No.6	Existing Cremation and Burial Ground	Delete existing Cremation and Burial Ground shown in Public Utility and land so released be included in adjoining zone	Modification is sanction as proposed, subject to Note-IV.
330	SM-330	S81-M07	Thehsil Hingna, Village Pendhari (6), Sh.No 81, Parcel No.112	Recreation Open Space along Waterbody	Exclude from Recreation Open Space along river and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhans etc. subject to Note-III mentioned below.
331	SM-331	S81-M08	Thehsil Hingna, Village Sangam, Sh.No 81, Parcel No.66	Existing Road	Delete road ROW between survey parcels 66 and 69 and area so released be included in adjoining zone	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
332	SM-332	S81-M09	Thehsil Hingna, Village Sangam, Sh.No 81, Parcel No.97, 99/1B, 94/1, 130/1	near a 18 m wide DP Road.	Delete water body and renign proposed 18m wide road as shown	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
333	SM-333	S81-M11	Thehsil Hingna, Village Sangam, Sh.No 81, Parcel No. 109, 120, 131, 130, 129, 128, 140, 141, 127,	Waterbody	Delete Water Body between survey parcels 109, 120, 131, 130, 129, 128, 140, 141, 127, and include land in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.

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334	SM-334	SS1-M10	Thesil Hingna, Village Sangam, Sh.No 81, Parcel No.106	Reservation No. West A-PK018	Exclude from Reservation West A-PK018 and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
335	SM-335	SS1-M12	Thesil Hingna, Village Sangam, Sh.No 81, Parcel No. 140, 141, 162, 154, 148, 149	Waterbody	Delete Water Body between survey parcel 140 part, 141 part, 162, 154, 148, 149, and include land in Agriculture A2	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
336	SM-336	SS1-M13	Thesil Hingna, Village Sangam, Sh.No 81, Parcel No.47/1	Forest Zone	Exclude from Forest, and Existing Residential, in Industrial zones and include in Industrial	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
337	SM-337	SS1-M14	Thesil Hingna, Village Waddhamana, Sh.No 81, Parcel No.53	Waterbody	Exclude from Water Body and include in Industrial	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
338	SM-338	SS1-M16	Thesil Hingna, Village Waddhamana, Sh.No 81, Parcel No.219	Industrial Zone	Exclude from Industrial and include in PSP	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
339	SM-339	SS1-M17	Thesil Hingna, Village Waddhamana, Sh.No 81, Parcel No.231	Existing Industrial Zone	Modify survey parcel numbers as shown	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
340	SM-340	SS1-M18	Thesil Hingna, Village Waddhamana, Sh.No 81, Parcel No.196/2	36 m wide DP Road	Reduce width of proposed road, between survey parcels 196 of Waddhamana to survey parcel 183 of Waddhamana, from 36m wide to 24m wide	The proposed 36 mt wide road is reinstated as per published plan under section 26.
341	SM-341	SS1-M20	Thesil Kalmeshwar, Village Gondkhairi, Sh.No 81, Parcel No.161, 164	Partly Agriculture (A-2) Zone, Partly Commercial Zone	Exclude from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
342	SM-342	SS1-M21	Thesil Hingna, Village Waddhamana, (45), Sh.No 81, Parcel No.6	Reservation No. West A -UESR003	Shift reservation West A -UESR003 into amenity/open space of the layout of survey 6 which is under residential zone.	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.

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1	2	3	4	5	6	7
343	SM-343	S81-M22	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.13	Reservation No. West A - PK020	Delete Reservation West A- PK020 and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
344	SM-344	S81-M23	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.27	Reservation No. West A - LIB001	Delete Reservation West A- LIB001 and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
345	SM-345	S81-M24	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.81	36 m wide DP Road	Modify alignment of existing road as shown	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
346	SM-346	S81-M25	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.86	Reservation No. West A - PK027	Delete Reservation West A- PK027 and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
347	SM-347	S81-M26	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.97	Residential (R-4) Zone, 18 m wide DP Road	Modify survey parcel boundaries of 97 and 98 as shown, Exclude industrial zone from survey parcel 97 and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
348	SM-348	S81-M27	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.100	12 m wide DP Road,	Delete proposed 12m wide road and include land in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
349	SM-349	S81-M28	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.101	Reservation No. West A- PG028 a Reservation No. West A-EC01015.	Delete Reservation West A- PG028 and West A- EC01015. Apply Savings	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
350	SM-350	S81-M29	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.102	Delete from Reservation	Delete Reservation West A- EC01015 and area so deleted be include in Residential. Apply Savings.	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
351	SM-351	S81-M30	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.137	Waterbody	Exclude from water body and indicate as existing road. Realign proposed 18m wide along the alignment of existing road	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
352	SM-352	S81-M31	Thesil Hingna, Village Wadongri (45), Sh.No 81, Parcel No.375	Reservation No. West A- EC01004	Delete Reservation West A- EC01004 and area so released be included in Residential.	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.

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353	SM-353	S81-M32	Thehsil Hingna, Village Wanadongri (45), Sh.No 81, Parcel No.58/1	Residential (R-4) Zone	Exclude survey parcel 58/1 from Residential and include in Commercial	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
354	SM-354	S81-M33	Thehsil Hingna, Village Dhanoli (50), Sh.No 81, Parcel No.121	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture A2 and include in Agriculture A2	Modification is sanction and land is included in Agriculture Zone.
355	SM-355	S81-M34	Thehsil Hingna, Village Wanadongri (45), Sh.No 81, Parcel No.386	Reservation No. West A -PK008	Delete Reservation West B-PK008 and area so deleted be included in Residential. Apply Savings	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
356	SM-356	S81-M36	Thehsil Hingna, Village Khairi (Pantao) 50, Sh.No 81, Parcel No.66, 67, 68, 69, 49, 50, 73	Waterbody	Exclude from water body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhian etc. subject to Note-III mentioned below.
357	SM-357	S81-M37	Thehsil Hingna, Village Wanadongri (45), Sh.No 81, Parcel No.103, 102 (part), 140	Residential (R-4) Zone	Exclude survey parcels 102(part), 103 and 140 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
358	SM-358	S81-M43	Thehsil Hingna, Village Waddhanna, Sh.No 81, Parcel No.83, 84, 86	Waterbody	Exclude from water body and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
359	SM-359	S81-M44	Thehsil Hingna, Village Wanadongri, Sh.No 81, Parcel No.8,10	Delete from Reservation	Delete Reservation West A-AUD001 and area so released be included in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
360	SM-360	S81-M46	Thehsil Hingna, Village Khairi (Pantao) , Sh.No 81, Parcel No.166	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS) Zone	Excluded from Agriculture and included in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
361	SM-361	S81-M47	Thehsil Hingna, Village Sangam, Sh.No 81, Parcel No.144	Agriculture (A-2) Zone	Exclude Survey Parcel 144 from Agriculture and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
362	SM-362	S81-M48	Thehsil Hingna, Village Wanadongri, Sh.No 81, Parcel No.73	Residential (R-4) Zone	Realign proposed road along the edge of parcel boundary as shown	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
363	SM-363	SR2-M01	Thehsil Hingna, Village Nildoh (46), Sh.No 82, Parcel No.12	Industrial Zone	Exclude from Industrial and Commercial and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
364	SM-364	SR2-M02	Thehsil Hingna, Village Nildoh (46), Sh.No 82, Parcel No.37	Reservation No. West A-PK016	Delete Reservation West A-PK016 and area so deleted be included in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
365	SM-365	SR2-M03	Thehsil Hingna, Village Nildoh (46), Sh.No 82, Parcel No.30, 35, 33/1, 2	Residential (R-2) Zone	Exclude from Residential and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26
366	SM-366	SR2-M05	Thehsil Hingna, Village Waghidara (46), Sh.No 82, Parcel No.31	Waterbody	Delete water body and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
367	SM-367	SR2-M06	Thehsil Hingna, Village Waghidara (46), Sh.No 82, Parcel No.3, 4	Public Semi-Public Zone	Delete Mosque shown in PSP zone and area so deleted be included in Residential	Sanctioned as proposed by the Planning Authority. Delete Mosque shown in PSP zone and area so deleted be included in Residential.
368	SM-368	SR2-M07	Thehsil Hingna, Village Wanadongri (45), Sh.No 82, Parcel No.207	Reservation No. West A-UESR004	Shift Reservation West A-UESR004 in the amenity/open space of layout in survey parcel 207 which is under residential zone	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
369	SM-369	SR2-M08	Thehsil Hingna, Village Wanadongri (45), Sh.No 82, Parcel No.220	Industrial Zone	Exclude from Industrial and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
370	SM-370	SR2-M09	Thehsil Hingna, Village Wanadongri (45) Parcel No.253, 254, 259 Waghidara (46), Parcel No. 130, 131, 127, Sh.No 82.	18 मी. रस्ता	Delete proposed 18m wide road	16 मी. wide DP road is reinstated excluding the portion from Wanadongri N.P.
371	SM-371	SR2-M10	Thehsil Hingna, Village Wanadongri (45), Sh.No 82, Parcel No.	Public Semi-Public Zone	Exclude from PSP and include in Industrial	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.

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372	SM-372	S82-M11	Tehsil Hingna, Village Nildoh (46), Sh.No 82, Parcel No.	Public Semi-Public Zone	Exclude survey parcel 12 from PSP and include in Residential	Modification sanctioned as proposed by the Planning Authority. Exclude survey parcel 12 from PSP and include in Residential.
373	SM-373	S82-M13	Tehsil Hingna, Village Wadadongri (45), Sh.No 82, Parcel No.186	Road	Exclude from Existing Residential in Agriculture and include in Forest	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
374	SM-374	S82-M14	Tehsil Hingna, Village Isasani (Part), Sh.No 82, Parcel No.12	अवकाश (सरा 12.0 मी. ते) सार 24.0 मी. सरावकाश	Delete indication of existing road and proposed road widening from survey parcel 136 to parcel 12. Delete proposed 18m wide road from survey parcel 13 to survey parcel 22.	Proposed 18 mt. and 24 mt. roads / road widening are reinstated as per published plan under section 26 of the MR & TP Act, 1966.
375	SM-375	S82-M15	Tehsil Hingna, Village Waghara (46), Sh.No 82, Parcel No.29/1	18 m wide DP Road	Delete proposed 18m wide road and realign as shown	Refused to accord sanction. The 18 mt. wide road is reinstated as per published plan.
376	SM-376	S84-M01	Tehsil Kamptee, Village Biddgon, Sh.No 84, Parcel No.87/1	Public Semi-Public Zone	Exclude from PSP and include in Residential	Sanction as proposed by the Planning Authority.
377	SM-377	S84-M02	Tehsil Kamptee, Village Tarodi (Kh) 35, Sh.No 84, Parcel No.10/A 1.34 Ha	Delete from Reservation	Delete Reservation East A-EC02008 and include in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
378	SM-378	S84-M03	Tehsil Kamptee, Village Tarodi (Kh) 35, Sh.No 84, Parcel No.81	Waterbody	Delete 'Porta River' text and include land shown under water body in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
379	SM-379	S84-M04	Tehsil Nagpur Rural, Village Bahadur, Sh.No 84, Parcel No.3	Reservation No. East A-PG016	Delete Reservation East A-PG016 and area so deleted be included in Residential	Reservation No.East A-PG016 is reinstated as per published plan under section 26.
380	SM-380	S84-M06	Tehsil Nagpur Rural, Village Gonbi (Sim) 35, Sh.No 84, Parcel No.35	Public Semi-Public Zone	Exclude from PSP and include western portion in Residential and eastern portion in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
381	SM-381	S84-M07	Thehsil Nagpur Rural, Village Gonhi (Sim) 35, Sh.No 84, Parcel No.41	Reservation No. EAST A-PKG001	Exclude from PSP and include in Transportation. (No change to Reservation EAST A-PKG001)	Refused to accord sanction the proposed modification. Both Reservations PKG001 and PKG002 are reinstated as per published plan, subject to condition mentioned in Note-VIII.
382	SM-382	S84-M08	Thehsil Nagpur Rural, Village Gonhi (Sim) 35, Sh.No 84, Parcel No.2/(14)	Commercial Zone	Exclude survey parcel 2/4 from Commercial and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
383	SM-383	S84-M09	Thehsil Kamptee, Village Tarodi (Kh) 35, Sh.No 84, Parcel No.22, 5	Waterbody	Delete Water Body and area so deleted be included in existing pundhan	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pundhan etc. subject to Note-III mentioned below.
384	SM-384	S84-M10	Thehsil Nagpur Rural, Village Kharbi, Sh.No 84, Parcel No.52/1	Waterbody	Delete Water Body and stray text and include land in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pundhan etc. subject to Note-III mentioned below.
385	SM-385	S84-M11	Thehsil Kamptee, Village Tarodi (Kh) 35, Sh.No 84, Parcel No.64/1, 2, 3, 4	Reservation No. East A-CH001	Shift Reservation East A-CH001 to northern portion of parcel 62. Area so released in parcel 64 be included in Residential	Refused to sanction the shifting of reservation. Reservation is reinstated as per published plan under section 26.
386	SM-386	S84-M12	Thehsil Nagpur Rural, Village Kharbi, Sh.No 84, Parcel No.52/1	Public Semi-Public Zone	Delete PSP and text "MBA Institute" and include entire parcel 52 in Residential	Sanction as proposed by the Planning Authority. Delete PSP and text "MBA Institute" and include entire parcel 52 in Residential.
387	SM-387	S84-M13	Thehsil Kamptee, Village Tarodi (Kh) 35, Parcel No.52 TO 60 Village Bidgaon-Parcel No.93 TO 97 Village Digdoh-Parcel No.2 Part 4 Part. Sh.No 84.	Residential (R-2) Zone	Exclude from Residential and include in PSP	Government vide Notice No.TPS-2415/CR-192/15/UD-09, dated 27/01/2016 has proposed new site for Sports Complex as per the provision of Section 20(3) of MRTP Act on the Kh.No.52/1, 2, 3, 53(pt), 54(pt), 55, 56/1, 2, 3, 57, 59/1, 2 and 60 Mouja Tarodi (Kh). The modification proposal is sanction along with the above land for Sports Complex as shown on plan.
388	SM-388	S84-M14	Thehsil Nagpur Rural, Village Kharbi, Sh.No 84, Parcel No.	Reservation No. East A-PG012	Delete Reservation East A-PG012 and area so deleted be included in Residential	Reservation reinstated in PG012 as per published plan under section 26.

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389	SM-389	S85-M01	Thehsil Kamptee, Village Asoli, Sh.No 85, Parcel No.116/3, 116/4	Agriculture (A-2) Zone	Exclude survey parcels 116/3,4 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
390	SM-390	S85-M02	Thehsil Kamptee, Village Asoli, Sh.No 85, Parcel No.123/1	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
391	SM-391	S85-M03	Thehsil Kamptee, Village Asoli, Sh.No 85, Parcel No.145/1 as per application 141/2 as per P.U.	Residential (R-3) Zone, 24 m wide DP Road	Exclude survey parcel 145/1 from Residential and include in Industrial. Modify survey parcel numbers as shown	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
392	SM-392	S85-M04	Thehsil Kamptee, Village Asoli, Sh.No 85, Parcel No.141/2	Residential (R-2) Zone	Modify survey parcel numbers as shown	Sanction as proposed by the Planning Authority. Modify survey parcel numbers as shown on plan.
393	SM-393	S85-M05	Thehsil Kamptee, Village Asoli, Sh.No 85, Parcel No.372/B	Agriculture (A-2) Zone	Exclude survey parcel 372 from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
394	SM-394	S85-M06	Thehsil Kamptee, Village Bidgaon, Sh.No 85, Parcel No.2, 3, 129, 57, 58	H.T Line	Delete high tension line between survey parcels 190 in Bidgaon to 85 in Kapsi Kh	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-1V.
395	SM-395	S85-M07	Thehsil Kamptee, Village Bidgaon, Sh.No 85, Parcel No.82, 83	Part Commercial Zone, Part Industrial Zone	Exclude survey parcel 83 from Commercial and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
396	SM-396	S85-M08	Thehsil Kamptee, Village Dighori Bk, Sh.No 85, Parcel No.102/1A (New), 99 (Old) 28 of Mahalgaoon	Agriculture (A-2) Zone	Exclude survey parcels 28 of Mahalgaoon and 99 of Dighori from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
397	SM-397	S85-M09	Thehsil Nagpur Rural, Village Kapsi Kh (35), Sh.No 85, Parcel No.81	Industrial Zone	Exclude from Industrial and include in Residential	Modification refused to sanction. The land use proposal shall be as per published plan.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
398	SM-398	S85-M10	Thehsil Kamptee, Village Kapsi Bk (35), Sh.No 85, Parcel No.46, 44, 43	Waterbody	Delete water body between parcel 47 and 43, and 57 and 5 of Kapsi Bk and indicate as pandhan as per village map	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
399	SM-399	S85-M11	Thehsil Kamptee, Village Khedi, Sh.No 85, Parcel No.199	Waterbody and associated Recreation Open Space	Delete water body and associated Recreation Open Space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
400	SM-400	S85-M12	Thehsil Kamptee, Village Khedi, Sh.No 85, Parcel No.101/1	Waterbody	Exclude from water body and include land upto 50m from edge of river in Recreation Open Space.	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
401	SM-401	S85-M13	Thehsil Nagpur Rural, Mouja Khedi Kh.No.101 and Mouja Pandhura Kh.No.79	Waterbody and associated Recreation Open Space	Exclude from Recreation Open Space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
402	SM-402	S85-M15	Thehsil Kamptee, Village Mahalgan, Sh.No 85, Parcel No.3	Residential (R-3) Zone	Exclude from Residential and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
403	SM-403	S85-M16	Thehsil Kamptee, Village Mahalgan, Sh.No 85, Parcel No.270, 273	Part Residential (R-3) Zone, Part Industrial Zone	Exclude survey parcel 273 from Residential and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
404	SM-404	S85-M17	Thehsil Kamptee, Village Mahalgan, Sh.No 85, Parcel No.30, 31/1	Industrial Zone	Exclude from Industrial and include in adjoining zone	Modification sanctioned as proposed. Exclude from Industrial and include in adjoining zone.
405	SM-405	S85-M18	Thehsil Kamptee, Village Mahalgan, Sh.No 85, Parcel No.28	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
406	SM-406	S85-M19	Thehsil Kamptee, Village Pandharna, Sh.No 85, Parcel No.73/1.3, 65/3, 90/1 2.3	Waterbody	Exclude from water body and associated Recreation Open Space and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.

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407	SM-407	S85-M20	Thehsil Kamptee, Pandhurna, Sh.No. 85, Parcel No.96/1	Residential (R-4) Zone	Show parcel 96/1 as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
408	SM-408	S85-M23	Thehsil Kamptee, Village Tarodi (BK) 33, Sh.No. 85, Parcel No.126, 127, 128, 130	Agriculture (A-2) Zone	Exclude survey parcels 127/1,2,3 from Agriculture A2 include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
409	SM-409	S85-M24	Thehsil Kamptee, Village Tarodi (BK) 33, Sh.No. 85, Parcel No.137/2,3	Part Residential (R-4) Zone, Part Agriculture (A-2) Zone	Modify survey parcel numbers as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
410	SM-410	S85-M25	Thehsil Kamptee, Village Tarodi (BK) 33, Sh.No. 85, Parcel No.143/1,2,3	Reservation No. East A-EC02001	Delete Reservation East A-EC02001 and area so excluded, along with remaining portion of parcel 143, be included in Industrial	Reservation reinstated, subject to Note-VIII. S.No.143 is included in Agriculture Zone as per published plan.
411	SM-411	S85-M26	Thehsil Kamptee, Village Tarodi (BK) 33, Sh.No. 85, Parcel No.153/1	Residential (R-4) Zone	Exclude from Residential and include in Industrial	Refuse to accord sanction the proposed modification.
412	SM-412	S85-M28	Thehsil Kamptee, Village Tarodi (BK) 33, Sh.No. 85, Parcel No.50B	Residential (R-4) Zone	Show parcel number 50B as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
413	SM-413	S85-M29	Thehsil Kamptee, Village Bidgaon, Sh.No. 85, Parcel No.118	Part Commercial Zone, Part Residential (R-2) Zone	Exclude from Commercial and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
414	SM-414	S85-M30	Thehsil Kamptee, Pandhurna, Sh.No. 85, Parcel No.104, 105, 106, 107, 108, 84, 85, 78	Waterbody	Exclude from water body and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhan etc. subject to Note-III mentioned below.
415	SM-415	S85-M31	Thehsil Nagpur Rural, Village Vihirgaon, Sh.No. 85, Parcel No.139	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhan etc. subject to Note-III mentioned below.

SCHEDULE--A--Contd.

1	2	3	4	5	6	7
416	SM-416	S85-M32	Thehsil Nagpur Rural, Village Bidgaon, Sh.No 85, Parcel No.112, 113	Part Residential (R-3) Zone, Part Industrial Zone	Exclude survey parcel 112 (part) from Residential and include in Industrial. Delete Industrial from parcel 113 and include entire parcel 113 in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
417	SM-417	S85-M33	Thehsil Kamptee, Village Khedi, Sh.No 85, Parcel No.135, 136	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
418	SM-418	S86-M01	Thehsil Kamptee, Village Gunthala, Sh.No 86, Parcel No.320	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Agriculture A2	Sanction as proposed for Agriculture Zone.
419	SM-419	S86-M03	Thehsil Kamptee, Village Gunthala, Sh.No 86, Parcel No.316/1 (1.20 H)	Agriculture (A-1) Zone	Exclude survey parcels 316/1,2,3,4 from Agriculture A1 include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
420	SM-420	S86-M04	Thehsil Kamptee, Village Gunthala, Sh.No 86, Parcel No.341,344/A/2,344-K,344-B,348/1,348/2,349,350,351,370/1,371/1,381	Agriculture (A-1) Zone	Exclude survey parcels 344 A/2, 344K, 344B, 348/1, 348/2, 349, 350, 351, 370/1 and 371/1 from Agriculture A1 include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
421	SM-421	S86-M05	Thehsil Kamptee, Village Gunthala, Sh.No.86, Parcel No, 355,356,357,358,359, 360,361,362,363,364	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial.	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
422	SM-422	S86-M06	Thehsil Kamptee, Village Gunthala, Sh.No 86, Parcel No.391, 392/A, 392/B, 393, 394, 395	Agriculture (A-1) Zone	Exclude survey parcels 391, 392/A, 392/B, 393, 394, 395, 414, 390/1, 390/2, 390/3, 424/1, 424/2, 415/4, 415/1, 415/3, 389/8-1, 389/A-2, 389/B-1 and 389/B-2 from Agriculture A1 include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.

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423	SM-423	S86-M07	Thehsil Kamptee, Gunthala, Sh.No 86, Parcel No.424/1, 429/1, 429/2, 426, 406/3	Agriculture (A-1) Zone	Exclude survey parcels 424/1, 429/1, 429/2, 426, 406/3 and 427/1 from Agriculture A1 include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the industrial development permission is allowed in No Development Zone as per the DCR.
424	SM-424	S86-M08	Thehsil Kamptee, Gunthala, Sh.No 86, Parcel No.436, 474	Agriculture (A-1) Zone	Exclude from Agriculture A1 include in Industrial.	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the industrial development permission is allowed in No Development Zone as per the DCR.
425	SM-425	S86-M09	Thehsil Kamptee, Village Kadholi, Sh.No 86, Parcel No.13, 14/1	Agriculture (A-2) Zone	Exclude survey parcel 13 from Agriculture A1 include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the industrial development permission is allowed in No Development Zone as per the DCR.
426	SM-426	S86-M10	Thehsil Kamptee, Village Kadholi, Sh.No 86, Parcel No.17/3, 19	Reservation No. V-TT002	Exclude survey parcels 17/3 and 19 from Reservation V-TT002 and area so excluded be included in Industrial	Reservation reinstated as per published plan, subject to Note-VIII.
427	SM-427	S86-M11	Thehsil Kamptee, Village Kadholi, Sh.No 86, Parcel No.17/3, 19, 33/1, 33/2, 26	Agriculture (A-2) Zone	Exclude survey parcels 26, 33/1.2 from Agriculture A1 include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the industrial development permission is allowed in No Development Zone as per the DCR.
428	SM-428	S86-M12	Thehsil Kamptee, Village Kadholi, Sh.No 86, Parcel No.18/4A/1, 18/4B, 18/4C, 18/8, 41/1	Reservation No. V-TT002	Exclude survey parcels 18/4A/1, 18/4B, 18/4C, 18/8, 18/5 and 18/7 from Reservation V-TT002 and area so excluded be included in Industrial	Reservation reinstated as per published plan, subject to Note-VIII.
429	SM-429	S86-M13	Thehsil Kamptee, Mahalgaoon, Sh.No 86, Parcel No.222	Agriculture (A-2) Zone	Exclude survey parcels 222, 221/1, 221/2, 221/3 and 241/2 from Agriculture A2 zone and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the industrial development permission is allowed in No Development Zone as per the DCR.
430	SM-430	S86-M14	Thehsil Kamptee, Mahalgaoon, Sh.No 86, Parcel No.214, 228	Agriculture (A-2) Zone	Exclude survey parcels 214 and 228 from Agriculture A2 zone and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the industrial development permission is allowed in No Development Zone as per the DCR.

SCHEDULE--A--Contd.

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431	SM-431	S86-M15	Thehsil Kamptee, Village Gumthala, Sh.No 86, Parcel No. 472, 473, 457/1, 457/2, 477, 478	Agriculture (A-1) Zone	Exclude survey parcels 472, 473, 457/1, 457/2, 477 and 478 from Agriculture A1 include in Agriculture A2	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
432	SM-432	S86-M16	Thehsil Kamptee, Village Sawali (31), Sh.No 86, Parcel No. 36/2, 38/2, 38/7, 38/1, 38/4, 38/5, 42, 46/1, 46/2	Agriculture (A-2) Zone	Exclude from Agriculture A2 include in Industrial	The modification made by Planning Authority is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
433	SM-433	S86-M17	Thehsil Kamptee, Village Sawali (31), Sh.No 86, Parcel No. 89/1, 95, 96, 97, 98, 99, 100/1, 100/2, 101, 103, 104, 102, 93/1, 93/2	Agriculture (A-2) Zone	Exclude from Agriculture A2 include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
434	SM-434	S86-M18	Thehsil Kamptee, Village Umri, Sh.No 86, Parcel No. 115, 116, 117, 118, 119, 123, 124, 125, 126, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 136, 157, 160, 171, 162	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
435	SM-435	S86-M19	Thehsil Kamptee, Village Gumthala, Sh.No 86, Parcel No. 353	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
436	SM-436	S87-M01	Thehsil Kamptee, Village Umri, Sh.No 87, Parcel No. 143	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26, subject to permissibility as mentioned in Note-XIII.
437	SM-437	S87-M02	Thehsil Kamptee, Village Kesori, Sh.No 87, Parcel No. 27, 28	18 m wide DP Road	Delete proposed 18m wide road and realign it along pundhan	Refused to accord sanction the proposed modification. Proposed 18 mt. DP road is reinstated.

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438	SM-438	S87-M03	Thehsil Kamptee, Village Wadoda, Sh.No 87, Parcel No.46	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
439	SM-439	S87-M04	Thehsil Kamptee, Village Wadoda, Sh.No 87, Parcel No.690	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
440	SM-440	S87-M05	Thehsil Kamptee, Village Wadoda, Sh.No 87, Parcel No.644/1	Agriculture (A-1) Zone	Exclude survey parcel 644/1 from Agriculture A1 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
441	SM-441	S87-M06	Thehsil Kamptee, Village Wadoda, Sh.No 87, Parcel No.666/1	Part Existing Residential in Agriculture (A-1) Zone, Part Industrial Zone	Exclude survey parcel 666/1 and 666/2 from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
442	SM-442	S87-M07	Thehsil Kamptee, Village Wadoda, Sh.No 87, Parcel No.674/2	Part Existing Residential in Agriculture (A-1) Zone, Part Commercial Zone	Exclude survey parcel 674/2 from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
443	SM-443	S87-M08	Thehsil Kamptee, Village Wadoda, Sh.No 87, Parcel No.676/2	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
444	SM-444	S87-M09	Thehsil Kamptee, Village Wadoda, Sh.No 87, Parcel No.689/1	Part Agriculture (A-1) Zone, Part Residential (R-2) Zone	Exclude survey parcel 689/1, 689/2, and 689/3 from Agriculture A1 and include in Industrial	i) The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR. ii) The Kh.No.688 is deleted from Residential Zone and included in Industrial Zone.
445	SM-445	S87-M10	Thehsil Kamptee, Village Yekardi, Sh.No 87, Parcel No.84/3	Agriculture (A-1) Zone	Exclude survey parcel 84/3 from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
446	SM-446	S87-M11	Thehsil Kamptee, Village Yekardi, Sh.No 87, Parcel No.91A/7	Agriculture (A-1) Zone	Exclude survey parcel 91A/7 from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is sanction subject to payment of premium as specified in DCR.

SCHEDULE—A—Contd.

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447	SM-447	S87-M12	Thehsil Village Wadoda Sh.No 87, Parcel No.524	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	The modification made by Planning Authority for Industrial Zone is sanction subject to payment of premium as specified in DCR..
448	SM-448	S87-M13	Thehsil Mauda, Village Muthani (25), Sh.No 87, Parcel No.218, 220, 219, 204	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Commercial	The modification made by Planning Authority for Industrial Zone is sanction subject to payment of premium as specified in DCR.
449	SM-449	S87-M14	Thehsil Kamptee, Village Gumthah, Sh.No 87, Parcel No.278	Agriculture (A-1) Zone	Exclude from Agriculture A2 and include in Industrial	The modification made by Planning Authority for Industrial Zone is sanction subject to payment of premium as specified in DCR.
450	SM-450	S88-M01	Thehsil Mauda, Village Muthani (25), Sh.No 88, Parcel No.120	Part Agriculture (A-1) Zone, Part Commercial Zone	Exclude from Agriculture A1 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
451	SM-451	S88-M02	Thehsil Mauda, Village Muthani (25), Sh.No 88, Parcel No.166	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
452	SM-452	S92-M01	Thehsil Hingna, Village Walani, Sh.No 92, Parcel No.5	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
453	SM-453	S92-M02	Thehsil Hingna, Village Walani, Sh.No 92, Parcel No.XX	Waterbody	Exclude from Water Body and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhum etc. subject to Note-III mentioned below.
454	SM-454	S92-M03	Thehsil Hingna, Village Agargaon, Sh.No 92, Parcel No.37	Residential (R-3) Zone	Exclude from Residential and include in PSP	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
455	SM-455	S92-M04	Thehsil Hingna, Village Agargaon, Sh.No 92, Parcel No.12	Forest Zone	Exclude from Forest and indicate as pondhum	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.
456	SM-456	S93-M01	Thehsil Hingna, Village Agargaon, Sh.No 93, Parcel No.178	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
457	SM-457	S93-M02	Thehsil Hingna, Village Agargaon, Sh.No 93, Parcel No.179	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.

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458	SM-458	S93-M03	Thesil Hingna, Village Agargaon, Sh.No 93, Parcel No.149/2	Agriculture (A-1) Zone	Exclude survey parcel 149/2 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
459	SM-459	S93-M04	Thesil Hingna, Village Agargaon, Sh.No 93, Parcel No.155/2	Agriculture (A-1) Zone	Exclude survey parcel 155/2 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
460	SM-460	S93-M05	Thesil Hingna, Village Ambazari, Sh.No 93, Parcel No.133	Existing (Approx. 9m wide) Road.	Delete existing road marked between survey parcels 133 to 158	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
461	SM-461	S93-M06	Thesil Hingna, Village Ambazari, Sh.No 93, Parcel No.140	Part Agriculture (A-1) Zone, Part Residential (R-3) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification.
462	SM-462	S93-M07	Thesil Hingna, Village Ambazari, Sh.No 93, Parcel No.175/2	Forest Zone	Exclude survey parcel 175/2 from Forest and Agriculture A1 zones and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
463	SM-463	S93-M08	Thesil Hingna, Village Ambazari, Sh.No 93, Parcel No.75	Forest Zone	Exclude from Forest and include in Agriculture A1	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
464	SM-464	S93-M09	Thesil Hingna, Village Agargaon, Sh.No 93, Parcel No.4	Residential (R-3) Zone	Exclude from Residential and include in PSP	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
465	SM-465	S94-M02	Thesil Hingna, Village Mandavghorad, Sh.No 94, Parcel No.102	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
466	SM-466	S94-M03	Thesil Hingna, Village Metanuri ----- Molgaon ----- Mhasala (Rithi), Sh.No 94, Parcel No.General	Quarry to Park Zone	Exclude from Quarry to Park and include in Mines and Quarries	Modification is sanction. Land under modification is included in No Development Zone.
467	SM-467	S94-M04	Thesil Hingna, Village Mhasala (Rithi), Sh.No 94, Parcel No.125, 126	Agriculture (A-2) Zone	Quarrying activity to be permitted until expiry of current permit period	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
468	SM-468	S94-M05	Thesil Hingna, Village Bhivkand (Rithi), Sh.No 94, Parcel No.	Existing panchun road	Delete indication of existing panchun and area so released be included in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.

SCHEDULE—A—Contd.

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469	SM-469	S95-M06	Thehsil Hingna, Village Mandavghornul, Sh.No 94, Parcel No.106/1, 108/1	Agriculture (A-2) Zone	Exclude from Agriculture and include in Residential.	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
470	SM-470	S95-M01	Thehsil Hingna, Village Wamadongri (45), Sh.No 95, Parcel No.387	15 m wide DP Road	Delete proposed 18m wide road and realign as 15m wide road along the 15m wide proposed road as per NIT approved layout. Apply Savings	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
471	SM-471	S95-M02	Thehsil Hingna, Village Hingna, Sh.No 95, Parcel No.16	Hingna	No 'Action required' Area excluded from NMA	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
472	SM-472	S95-M03	Thehsil Hingna, Village Dhamoli (50), Sh.No 95, Parcel No.244	Agriculture (A-2) Zone	Exclude from Agriculture and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for goathans population less than 5000 and 1000 mt. for goathan population more than 5000 as detailed mentioned in Note-II.
473	SM-473	S95-M04	Thehsil Hingna, Village Kirshi (Dhamoli), Sh.No 95, Parcel No.46	Waterbody	Exclude from water body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, poudhans etc. subject to Note-III mentioned below.
474	SM-474	S95-M05	Thehsil Hingna, Village Dhamoli (50), Sh.No 95, Parcel No.118, 126	Public Semi-Public Zone	Delete PSP and text "Temple" and area so deleted be included in adjoining zone	Modification made by the Planning Authority is sanction as proposed.
475	SM-475	S95-M06	Thehsil Hingna, Village Kirshi (Dhamoli), Sh.No 95, Parcel No.104	Agriculture (A-2) Zone	Exclude survey parcel 103/1, and 104 from Agriculture A2 and include in PSP	Sanction is proposed by the Planning Authority for PSP Zone.
476	SM-476	S95-M07	Thehsil Hingna, Village Mungli, Sh.No 95, Parcel No.56	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for goathans population less than 5000 and 1000 mt. for goathan population more than 5000 as detailed mentioned in Note-II.
477	SM-477	S95-M08	Thehsil Hingna, Village Mandla, Sh.No 95, Parcel No.22, 23, 16, 28/1	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential.	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for goathans population less than 5000 and 1000 mt. for goathan population more than 5000 as detailed mentioned in Note-II.
478	SM-478	S95-M10	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.15	Public Semi-Public Zone	Exclude from PSP and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV.

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479	SM-479	S95-M11	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.16	Public Utility Zone	Exclude from Public Utility and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV.
480	SM-480	i) S95-M13	Thehsil Hingna, Village Raipur, Sh.No 95.	Existing road	Delete portion of road widening marked and realign widening along the existing road.	Refused to accord sanction the proposed modification. Proposed road widening is reinstated as per submitted plan.
481	SM-481	i) S95-M16	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.117	Residential (R-2) Zone and Road	Modify road alignment, and exclude from Residential and include in PSP as per K-prat.	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
482	SM-482	S95-M17	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.6/1, 6/2	Recreation Open Space along Waterbody	Exclude survey parcel 6/1 and 6/2 from Recreation Open Space and include in Residential	Sanctioned as proposed by the Planning Authority.
483	SM-483	S95-M18	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.49	Waterbody	Exclude from Water Body and include in Recreation Open Space.	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
484	SM-484	S95-M19	Thehsil Hingna, Village Junewani, Sh.No 95, Parcel No.99, 100	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
485	SM-485	S95-M20	Thehsil Hingna, Village Wanadongri (45), Sh.No 95, Parcel No.XXX	Waterbody	Exclude from water body and delete text "Vena River" Area so deleted he included in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
486	SM-486	S95-M21	Thehsil Hingna, Village Kinhi (Dhamoli), Sh.No 95, Parcel No.154, 155, 157	Public Semi-Public Zone	Exclude from PSP and include in Agriculture A2	Sanctioned as proposed by the Planning Authority for Agriculture.
487	SM-487	S95-M22	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.11	Public Utility Zone	Exclude from Public Utility and include in Forest	Sanctioned the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
488	SM-488	S95-M23	Thehsil Hingna, Village Kinhi (Dhamoli), Sh.No 95, Parcel No.69, 70 (part)	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential Agriculture A2 and include in Agriculture A2	Sanctioned as proposed. Land included in Agriculture Zone.
489	SM-489	S95-M24	Thehsil Hingna, Village Kinhi (Dhamoli), Sh.No 95, Parcel No.70 (part)	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Existing Residential Agriculture A2	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.

SCHEDULE—A—Contd.

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490	SM-490	S95-M26	Tehsil Hingna, Village Ukhali, Sh.No 95, Parcel No.26	Public-Semi Public Zone	Shift PSP to the centre of survey parcel 26 as shown. Area so released be included in Agriculture A2	Sanctioned as proposed by the Planning Authority.
491	SM-491	S95-M27	Tehsil Hingna, Village Raipur, Sh.No 95, Parcel No.116	Residential (R-3) Zone and Road	Exclude from Residential and include in PSP	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
492	SM-492	S95-M29	Tehsil Hingna, Village Kinhi (Dhamoli), Sh.No 95, Parcel No.50	Forest Zone	Exclude from Forest and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
493	SM-493	S95-M30	Tehsil Hingna, Village Ukhali, Sh.No 95, Parcel No.53	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
494	SM-494	S95-M31	Tehsil Hingna, Village Raipur, Sh.No 95, Parcel No.79	Reservation No. West A-UESR002	Delete Reservation West A-UESR002 and area so released be included in Residential	Reservation is reinstated as per published plan under section 26.
495	SM-495	S95-M32	Tehsil Hingna, Village Mondha, Sh.No 95, Parcel No.101, 133, 134, 135, 136, 138, 155, 156, 104, 105, 137, 103, 100, 131, 140, 102, 160, 132, 159, 158	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
496	SM-496	S95-M33	Tehsil Hingna, Village Mondha, Sh.No 95, Parcel No.194/2,3,4,5, 121& 175	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 194/2,3,4,5,121 & 175 from Existing Residential in Agriculture and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
497	SM-497	S96-M01	Tehsil Hingna, Village Wansadangi (45), Sh.No 96, Parcel No.293/A, 293/B, 296/1, 297/1, 297/2	18 m wide DP Road	Adjust alignment of 18m wide road as per approved layout and apply Savings to survey parcels 293/1, 293/B, 297/1, and 297/2	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.
498	SM-498	S96-M02	Tehsil Hingna, Village Wansadangi (45), Sh.No 96, Parcel No.313	Waterbody	Exclude from water body and include in Residential	Refuse to accord sanction the proposed modification as per Note-VII as these areas are included in newly established Municipal Councils / Nagar Panchayats.

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499	SM-499	S96-M03	Thehsil Hingna, Village Wamdongri (45), Sh.No 96, Parcel No.274, 275	H.T Line	Delete proposed high tension line from survey parcel 277 in Wamdongri to 68 in Sunbhana	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV.
500	SM-500	S96-M04	Thehsil Hingna, Village Sukali (Gupchup) 46, Sh.No 96, Parcel No.43	Reservation No. West A-PK015	Exclude from Reservation West A-PK015 and area so excluded be included in Residential. Access to remaining portion of the Reservation to be provided through the excluded parcels 43, and 42/1	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966.
501	SM-501	S96-M05	Thehsil Hingna, Village Sukali (Gupchup) 46, Sh.No 96, Parcel No.119/2	Reservation No. West A-PG032	Exclude from Reservation West A-PG032 and include in Residential	Reservation reinstated as per published plan under section 26.
502	SM-502	S96-M06	Thehsil Hingna, Village Sukali (Gupchup) 46, Sh.No 96, Parcel No.170/1, 169/1	Part Residential (R-3) Zone, Part Public Semi-Public Zone, Recreational Open Space (ROS) Zone and 24 m wide DP Road.	Survey parcel boundary for 169/1 and 170/1 to be modified as per layout plan/ K-plan	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
503	SM-503	S96-M07	Thehsil Hingna, Village Isasani (Part), Sh.No 96, Parcel No.89	Reservation No. West A-PG023	Delete Reservation West A-PG023 and area so deleted be included in Residential	Reservation reinstated as per published plan under section 26.
504	SM-504	S96-M08	Thehsil Hingna, Village Isasani (Part), Sh.No 96, Parcel No.96/1,2	Reservation No. West A-PG010	Delete Reservation West A-PG010 and include land in residential. Shift the referenced reservation to survey parcel 126 which is govt land	i) The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation. ii) Shifting of reservation is refused.
505	SM-505	S96-M09	Thehsil Hingna, Village Takli, Sh.No 96, Parcel No.5/1, 5/4	Recreation Open Space along Waterbody	Exclude survey parcel 5/1 and 5/4 from Recreation Open Space and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhian etc, subject to Note-III mentioned below.
506	SM-506	S96-M10	Thehsil Hingna, Village Waghulana (46), Sh.No 96, Parcel No.87/2	Waterbody	Exclude from water body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhian etc, subject to Note-III mentioned below.

SCHEDULE—A—Contd.

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507	SM-507	S96-M11	Thesail Hingna, Village Waghidura Parcel No.132, 95, Village Issami (Part), Parcel No.127 Sh.No 96..	Waterbody	Exclude from water body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
508	SM-508	S97-M01	Thesail Nagpur Rural, Village Beltarodi, Sh.No 97, Parcel No.30	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
509	SM-509	S97-M03	Thesail Nagpur Rural, Village Beltarodi, Sh.No 97, Parcel No.33 Plot no-3	Residential (R-2) Zone	Exclude from Residential and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
510	SM-510	S97-M04	Thesail Nagpur Rural, Village Beltarodi, Sh.No 97, Parcel No.85	Waterbody	Modify boundary of survey parcel 85 as per village map. Exclude from Water Body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
511	SM-511	S97-M05	Thesail Nagpur Rural, Village Beltarodi, Sh.No 97, Parcel No.108	Reservation No. South B-PG007	Exclude from Reservation South B-PG007 and include in adjoining zone. Recreation Open Space upto 50m from Pura River to be maintained.	Reservation reinstated as per published plan under section 26.
512	SM-512	S97-M06	Thesail Nagpur Rural, Village Besa, Sh.No 97, Parcel No.38/1	Part Residential (R-2) Zone, Part Commercial Zone	Modify survey parcel numbers as shown	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below. (To add last)
513	SM-513	S97-M07	Thesail Nagpur Rural, Village Beltarodi, Sh.No 97, Parcel No.136, 137	Residential (R-4) Zone	Modify boundary of survey parcel as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
514	SM-514	S97-M08	Thesail Nagpur Rural, Village Beltarodi, Sh.No 97, Parcel No.89/A/1, 89/A/2, 89/A/3, 89/A/4, 89/A/5, 89/A/6, 89/B	Part Residential (R-2) Zone, Part Recreational Open Space (ROS) Zone.	Exclude from Residential and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.

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515	SM-515	S97-M10	Thesil Nagpur Rural, Village Besa, Sh.No 97, Parcel No.55	Reservation No. South B-PKG001	Delete Reservation South B-PKG001 and area so deleted be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966.
516	SM-516	S97-M12	Thesil Nagpur Rural, Village Besa, Sh.No 97, Parcel No.87	Reservation No. South B-VM001	Delete Reservation South B-VM001 and area so deleted be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966.
517	SM-517	S97-M13	Thesil Nagpur Rural, Village Besa, Sh.No 97, Parcel No.88	Reservation No. South B-PKG002	Delete Reservation South B-PKG002 and area so deleted be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966.
518	SM-518	S97-M17	Thesil Nagpur Rural, Village Ghogli (38), Sh.No 97, Parcel No.38/2	Industrial Zone	Exclude from Industrial zone and include in Residential	Modification sanctioned as proposed by the Planning Authority. Kh.No.38/2 exclude from Industrial zone and include in Residential.
519	SM-519	S97-M19	Thesil Nagpur Rural, Village Ghogli (38), Sh.No 97, Parcel No.General	18 m wide DP Road	Delete proposed 18m wide road from parcel 101 of Belarodi to parcel 12 of Ghogli (38). Realign 18m road between parcels 98, and 99 as shown.	Proposed 18 mt. wide road is reinstated as per published plan under section 26.
520	SM-520	S97-M21	Thesil Nagpur Rural, Village Gotal Panjari, Sh.No 97, Parcel No.13	Reservation No. South B-PKG004	Designate Reservation South B-PKG004 on survey parcel 13	Reservation reinstated for South B-PKG004.
521	SM-521	S97-M23	Thesil Nagpur Rural, Village Panjari (Farm) 42, Sh.No 97, Parcel No.46	18 m wide DP Road	Delete proposed 18m wide road between survey parcels 52 and 74 and area so deleted be included in Residential	18 mt. wide road is reinstated as per published plan under section 26.
522	SM-522	i) S97-M24 ii) S97-M25	Thesil Nagpur Rural, Village Panjari (Farm) 42, Sh.No 97, Parcel No.85	Part Residential (R-3) Zone, Part Industrial Zone	Exclude from Residential and include in Industrial	Modification sanctioned as proposed by the Planning Authority.

SCHEDULE—A—Contd.

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523	SM-523	S97-M26	Thdsil Nagpur Rural, Village Panjri (Farm) 42, Sh.No. 97, Parcel No.86	Reservation No. South B-PC015	Exclude survey parcel 86/1 from Reservation South B-PC015 and land so excluded be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966.
524	SM-524	S97-M28	Thdsil Nagpur Rural, Village Shankarpur, Sh.No. 97, Parcel No.18/1G	Reservation No. South B-PC004	Delete Reservation South B-PC004 and area so deleted be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
525	SM-525	S97-M29	Thdsil Nagpur Rural, Village Shankarpur, Sh.No. 97, Parcel No.30/2	24 m and 18 m wide DP Road.	Modify road alignment as per K-sptl. Apply savings to survey parcel 30/2	Modification proposed to be sanctioned as proposed by the Planning Authority.
526	SM-526	S97-M30	Thdsil Nagpur Rural, Village Shankarpur, Sh.No. 97, Parcel No.31/1, 2	Reservation No. South B - R101	Delete Reservation South B-R101 and area so deleted be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
527	SM-527	S97-M32	Thdsil Nagpur Rural, Village Shankarpur, Sh.No. 97, Parcel No.75(part), 77	Public-Semi Public Zone	Delete temple and apply Savings to parcels 75 (part) and 77	Modification is sanctioned as proposed by the Planning Authority.
528	SM-528	S97-M33	Thdsil Nagpur Rural, Village Shankarpur, Sh.No. 97, Parcel No.90, 91	18 m wide DP Road	Reduce width of proposed 18m wide road to 12m	DP road width 18 m. is reinstated as per published plan.
529	SM-529	S97-M34	Thdsil Nagpur Rural, Village Wela Harishchandra, Sh.No. 97, Parcel No.103	Part Agriculture (A-2) Zone, Part Existing Residential in Agriculture (A-2) Zone	Exclude parcel 103/2, 103/3, 103/4 from Agriculture A2 and Existing Residential in Agriculture, and include in Residential. No change to parcel 103/5	Refuse to accord sanction the proposed modification.
530	SM-530	S97-M35	Thdsil Nagpur Rural, Village Wela Harishchandra, Sh.No. 97, Parcel No.154	Residential (R-4) Zone	Indicate existing panchan as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.

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531	SM-531	S97-M36	Thehsil Nagpur Rural, Village Wela Harishchandra, Sh.No 97, Parcel No.140/2	Reservation No. South B-11:SR002	Shift Reservation South B-11:SR002 to the annuity space within the layout of the same parcel	Reservation reinstated as per published plan under section 26.
532	SM-532	S97-M37	Thehsil Nagpur Rural, Village Wela Harishchandra, Sh.No 97, Parcel No.19/4	Residential (R-4) Zone	Indicate part parcel as per village map	Sanction the proposed modification made by the Planning Authority in respect of draft plan's error subject to Note-IV mentioned below.
533	SM-533	S97-M38	Thehsil Nagpur Rural, Village Wela Harishchandra, Sh.No 97, Parcel No.94/2	Agriculture (A-2) Zone	Exclude survey parcel 94/2, 95, and 98/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification.
534	SM-534	S97-M39	Thehsil Nagpur Rural, Village Wela Harishchandra, Sh.No 97, Parcel No.100/1,2	Agriculture (A-2) Zone	Exclude survey parcel 100/1 and 100/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification.
535	SM-535	S97-M40	Thehsil Nagpur Rural, Village Wela Harishchandra, Sh.No 97, Parcel No.182/2	Part Public Semi-Public Zone, Part Residential (R-3) Zone	Exclude survey parcel 182/2 from PSP and include in Residential. Exclude survey parcel 182/2 from PSP and include in Residential. Exclude survey parcel 182/1 from Residential and include in PSP	Sanctioned as proposed by the Planning Authority.
536	SM-536	S97-M43	Thehsil Nagpur Rural, Village Wela Harishchandra, Sh.No 97, Parcel No.86, 89, 98, 102	Existing Pandharn Road	Delete pandharn passing through survey parcels 89, 90, 98, 102 and indicate it north of survey parcels 85, 99, 100, 102 and south of parcel 103	Sanction the proposed modification made by the Planning Authority in respect of draft plan's error subject to Note-IV mentioned below.
537	SM-537	S97-M45	Thehsil Nagpur Rural, Village Ghogli (38), Sh.No 97, Parcel No.14	Industrial Zone	Exclude from Industrial and include in Commercial	Sanctioned as proposed by the Planning Authority and included in Residential Zone.
538	SM-538	S97-M46	Thehsil Nagpur Rural, Village Gotal Panjari, Sh.No 97, Parcel No.49, 60, 61, 62	Waterbody	Exclude from water body and include in adjoining Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandharn etc. subject to Note-III mentioned below.

SCHEDULE—A—Contd.

1	2	3	4	5	6	7
539	SM-539	S97-M47	Thehsil Nagpur Rural, Village Shamlapur, Sh.No 97	Residential & ROS	Delete the ROS and Residential and include in PSP.	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
540	SM-540	S98-M01	Thehsil Nagpur Rural, Village Adyali-Parcel No.133, Kalmanah-Parcel No.33, Sh.No 98.	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondum etc. subject to Note-III and XIII mentioned below.
541	SM-541	S98-M02	Thehsil Nagpur Rural, Village Kharsoli Sh.No 98, Kh.No.127, 130, 134, 133	Recreation Open Space along Waterbody	Exclude from Existing Residential in Recreation Open Space and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondum etc. subject to Note-III and XIII mentioned below.
542	SM-542	S98-M04	Thehsil Nagpur Rural, Village Unargaoon, Sh.No 98, Parcel No.41, 55	Agriculture (A-2) Zone	Modify boundary of survey parcel 41 and 55 as per K-portal	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.
543	SM-543	S98-M05	Thehsil Nagpur Rural, Village Adyali, Sh.No 98, Parcel No.24	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification.
544	SM-544	S98-M06	Thehsil Nagpur Rural, Village Adyali, Sh.No 98, Parcel No.44	Reservation No. East A-PG001 and Reservation No. East A- MD-001	Delete Reservation East A-PG-001 and MD-001 and land so deleted be included in Residential	Reservation East A-PG001 is reinstated as per published plan under section 26.
545	SM-545	S98-M07	Thehsil Nagpur Rural, Village Adyali, Sh.No 98, Parcel No.46	Reservation No. East A-MD001 and Reservation No. East A- EC01001	Western part of Survey 46 be deleted from Reservation MD001 and included in Residential. Eastern triangular portion of survey 46 be excluded from Reservation MD001 & included in EC01001	Reservation East A-MD001 and East A-EC01001 is reinstated as per published plan under section 26.
546	SM-546	S98-M08	Thehsil Nagpur Rural, Village Adyali, Sh.No 98, Parcel No.29/2	Agriculture (A-2) Zone	Exclude survey parcel 29/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per the published plan.
547	SM-547	S98-M09	Thehsil Nagpur Rural, Village Adyali, Sh.No 98, Parcel No.37/2	Agriculture (A-2) Zone	Exclude survey parcel 37/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per the published plan.

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548	SM-548	S98-M10	Thehsil Nagpur Rural, Village Adyali, Sh.No 98, Parcel No.48/1	Public Semi-Public Zone	Exclude survey parcel 48/1 from PSP and include in Residential	Sanctioned as proposed by the Planning Authority. Exclude survey parcel 48/1 from PSP and include in Residential.
549	SM-549	S98-M11	Thehsil Nagpur Rural, Village Adyali, Sh.No 98, Parcel No.72/1 to 5	Waterbody	Exclude from Water Body and include in adjoining zone.	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pundhan etc. subject to Note-III mentioned below.
550	SM-550	S98-M13	Thehsil Nagpur Rural, Village Dhanna (36), Sh.No 98, Parcel No.43	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
551	SM-551	S98-M14	Thehsil Nagpur Rural, Village Dhanna (36), Sh.No 98, Parcel No.41	Agriculture (A-2) Zone	Exclude survey parcels 41, 18, and 45/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
552	SM-552	S98-M15	Thehsil Nagpur Rural, Village Weln Harishchandra, Sh.No 98, Parcel No.146/1	Waterbody	Delete existing road indicated on survey parcel 146/1	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.
553	SM-553	S98-M16	Thehsil Nagpur Rural, Village Dhanna (36), Sh.No 98, Parcel No.39/1, 3	Part Agriculture (A-2) Zone, Part Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 39/1, 39/2, 39/3, 39/4, and 39/5 from Agriculture A2 and Existing Residential in Agriculture and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
554	SM-554	S98-M17	Thehsil Nagpur Rural, Village Vihirgaon, Sh.No 98, Parcel No.30, 31	Part Agriculture (A-2) Zone, Part Existing Residential in Agriculture (A-2) Zone and Part Residential (R-4) Zone.	Exclude from part Residential and part Agriculture A2 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused in accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
555	SM-555	S98-M18	Thehsil Nagpur Rural, Village Dhanna (36), Sh.No 98, Parcel No.50,51	Waterbody	Exclude from water body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pundhan etc. subject to Note-III mentioned below.

SCHEDULE—A—Contd.

1	2	3	4	5	6	7
556	SM-556	S98-M19	Thehsil Nagpur Rural, Village Hudkeshwar (KH) 37, Sh.No 98, Parcel No.31	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
557	SM-557	S98-M20	Thehsil Nagpur Rural, Village Hudkeshwar (KH) 37, Sh.No 98, Parcel No.69	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
558	SM-558	S98-M21	Thehsil Nagpur Rural, Village Hudkeshwar (KH) 37, Sh.No 98, Parcel No.93	Waterbody	Exclude area under water body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhian etc. subject to Note-III mentioned below.
559	SM-559	S98-M22	Thehsil Nagpur Rural, Village Hudkeshwar (KH) 37, Sh.No 98, Parcel No.6/1,2	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 6A/1, 6A/2 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
560	SM-560	S98-M23	Thehsil Nagpur Rural, Village Hudkeshwar (KH) 37, Sh.No 98, Parcel No.60/1	Waterbody	Exclude from water body from survey parcel 60/1 and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhian etc. subject to Note-III mentioned below.
561	SM-561	S98-M25	Thehsil Nagpur Rural, Village Hudkeshwar (KH) 37, Sh.No 98, Parcel No.9 by 1 (T)	Agriculture (A-2) Zone	Exclude survey parcel 9/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per the published plan.
562	SM-562	S98-M26	Thehsil Nagpur Rural, Village Hudkeshwar (Khurd), Sh.No 98, Parcel No.85 E.	Agriculture (A-2) Zone	Exclude survey parcel 85P from Agriculture A2 and include in Residential	Modification proposed to be sanctioned. Full part of Kh.No.85 is proposed to be included in Residential Zone.
563	SM-563	S98-M27	Thehsil Nagpur Rural, Village Kalmuna, Sh.No 98, Parcel No.62	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
564	SM-564	S98-M29	Thehsil Nagpur Rural, Village Kalmuna, Sh.No 98, Parcel No.23/1	Agriculture (A-2) Zone	Exclude survey parcel 23/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

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565	SM-565	S98-M30	Thehsil Nagpur Rural, Village Kalmama, Sh.No 98, Parcel No.65, 67	Reservation No. CBG021	Delete Reservation VCBG-021 and land so deleted be included in Agriculture A2	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
566	SM-566	S98-M32	Thehsil Nagpur Rural, Village Vihirgaon, Sh.No 98, Parcel No.66	Reservation No. East A PG-008	Delete Reservation East A PG-008 and area so deleted be included in Residential	Reservation reinstated as per published plan under section 26.
567	SM-567	S98-M33	Thehsil Nagpur Rural, Village Vihirgaon, Sh.No 98, Parcel No.23	Residential (R-4) Zone	Indicate existing PSP (school) on survey parcel 23 and 27/1	Sanctioned as proposed by the Planning Authority. Indicate existing PSP (school) on survey parcel 23 and 27/1 as shown on plan.
568	SM-568	S98-M35	Thehsil Nagpur Rural, Village Vihirgaon, Sh.No 98, Parcel No.22	Public Semi-Public Zone	Delete existing PSP (school) on parcels 22, part 27 and include land in Residential	Sanctioned the proposed modification in view of S98-M33.
569	SM-569	S98-M37	Thehsil Nagpur Rural, Village Kirmapur (38), Sh.No 98, Parcel No.7(1)	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone.	Exclude survey parcel 7 and 9/1 of Kirmapur (38) from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
570	SM-570	S98-M38	Thehsil Nagpur Rural, Village Vihirgaon, Sh.No 98, Parcel No.10	Reservation No. East A-PC010	Delete Reservation East A-PC010 and area so deleted be included in Residential.	Reservation reinstated as per published plan under section 26.
571	SM-571	S98-M39	Thehsil Nagpur Rural, Village Nimbla, Sh.No 98, Parcel No.24/2B, 2C	Agriculture (A-2) Zone	Exclude survey parcels 24/2B and 24/2C from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
572	SM-572	S98-M42	Thehsil Nagpur Rural, Village Pipla, Sh.No 98, Parcel No.99/5	Residential (R-4) Zone	Exclude area of Special Township from NMA (As per government notification number TPS-2407/2045/CR-233/07/UD-9 dated 29-2-2008 and 4-12-2008)	Refuse to accord sanction to the proposed modification. However, the Township area is shown and allowed in the proposed Residential Zone subject to payment of premium as mentioned in Government Notification dated 09/11/2016.
573	SM-573	S98-M43	Thehsil Nagpur Rural, Village Tokli, Sh.No 98, Parcel No.75/3	Agriculture (A-2) Zone	Exclude survey parcels 75/3 and 75/4 from Agriculture and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per the published plan.
574	SM-574	S98-M44	Thehsil Nagpur Rural, Village Tokli, Sh.No 98, Parcel No.18/1,2,3	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS).	Exclude survey parcels 18/1,2,3 from Agriculture and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

SCHEDULE—A—Contd.

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575	SM-575	S98-M45	Tehsil Nagpur Rural, Village Takli, Sh.No 98, Parcel No.9 (part)	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 9 (part) from Agriculture and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
576	SM-576	S98-M46	Tehsil Nagpur Rural, Village Unirgaon, Sh.No 98, Parcel No.33/1 c	Agriculture (A-2) Zone	Exclude survey parcel 33/1B from Agriculture A2 and include in Industrial	Refuse to accord sanction the proposed modification. The land use zone shall be as per the published plan.
577	SM-577	S98-M47	Tehsil Nagpur Rural, Village Vihargan, Sh.No 98, Parcel No.3	Reservation No. East A-PK003	Exclude from Reservation East A-PK003 and area so deleted be included in Residential	Reservation reinstated as per published plan under section 26.
578	SM-578	S98-M48	Tehsil Nagpur Rural, Village Takli, Sh.No 98, Parcel No.67/2	Agriculture (A-2) Zone	Exclude survey parcel 67/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per the published plan.
579	SM-579	S98-M50	Tehsil Nagpur Rural, Village Pipra, Sh.No 98, Parcel No.30, 32/2, 136/2	Reservation No.South B-LIB001	Shift Reservation South B-PG011 to north west corner of parcel 139. Area so released be included in Residential	Both reservation nos.South B-PG011 and South B-LIB001 is reinstated as published plan.
580	SM-580	S98-M51	Tehsil Nagpur Rural, Village Takli, Sh.No 98, Parcel No.29	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
581	SM-581	S99-M01	Tehsil Nagpur Rural, Village Kalmuna, Sh.No 99, Parcel No.83	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Sanctioned as proposed by the Planning Authority. Land under modification exclude from Agriculture A2 and include in Residential.
582	SM-582	S99-M02	Tehsil Nagpur Rural, Village Kalmuna, Sh.No 99, Parcel No.81, 82	Waterbody	Exclude from Water Body and include in Recreation Open Space	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhuan etc. subject to Note-III mentioned below.
583	SM-583	S99-M03	Tehsil Nagpur Rural, Village Pandharkawada, Sh.No 99, Parcel No.14, 15/1, 16/2	Recreational Open Space (ROS) Zone along Waterbody	Exclude from Recreation Open Space and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

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584	SM-584	S99-M04	Thehsil Village Tamsara, Sh.No 99, Parcel No.80/1, 80/2	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS) Zone	Exclude survey parcels 80/1 and 80/2 from Agriculture A2 zone and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
585	SM-585	S99-M05	Thehsil Kuhl, Village Ajani, Sh.No 99, Parcel No.10	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
586	SM-586	S99-M06	Thehsil Kuhl, Village Ajani, Sh.No 99, Parcel No.29	Waterbody	Exclude from Water Body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandham etc. subject to Note-III mentioned below.
587	SM-587	S99-M08	Thehsil Kuhl, Village Ajani, Sh.No 99, Parcel No.129/1, 129/2	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcel 129/1 & 129/2 from Agriculture and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
588	SM-588	S99-M09	Thehsil Kuhl, Village Ajani, Sh.No 99, Parcel No.132, 133/2	Agriculture (A-2) Zone	Exclude survey parcels 132 and 133/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-II mentioned in the table below.
589	SM-589	S99-M10	Thehsil Kuhl, Village Khalasana, Sh.No 99, Parcel No.70	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
590	SM-590	S99-M11	Thehsil Kuhl, Village Khalasana, Sh.No 99, Parcel No.118	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
591	SM-591	S99-M12	Thehsil Kuhl, Village Khalasana, Sh.No 99, Parcel No.146	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
592	SM-592	S99-M13	Thehsil Kuhl, Village Khalasana, Sh.No 99, Parcel No.163	Agriculture (A-2) Zone	Exclude survey parcel 206/2 and 163 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
593	SM-593	S99-M14	Thehsil Kamptee, Village Kusumbi, Sh.No 99, Parcel No.28	Waterbody	Exclude from Water Body and Recreation Open Space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandham etc. subject to Note-III mentioned below.

SCHEDULE—A—Contd.

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594	SM-594	S99-M15	Thehsil Kuhl, Village Kachadi, Sh.No 99, Parcel No.143, 154	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
595	SM-595	S99-M16	Thehsil Kuhl, Village Kachadi, Sh.No 99, Parcel No.272/2	24 m wide DP Road	Delete 24m road passing between survey parcel 272 and 254	24 mt. wide DP road is reinstated as per published plan under section 26.
596	SM-596	S99-M17	Thehsil Kuhl, Village Mohadi, Sh.No 99, Parcel No.228, 229	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
597	SM-597	S99-M18	Thehsil Kuhl, Village Mohadi, Sh.No 99, Parcel No.32, 243	Existing Road (Approx. 9 m wide)	Delete existing road	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.
598	SM-598	S99-M19	Thehsil Kuhl, Village Pipri, Sh.No 99, Parcel No.35	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
599	SM-599	S99-M20	Thehsil Kuhl, Village Pipri, Sh.No 99, Parcel No.30/1, 30/2	Agriculture (A-2) Zone	Exclude survey parcel 30/1 and 30/2 from Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
600	SM-600	S99-M21	Thehsil Kuhl, Village Pipri, Sh.No 99, Parcel No.131/1,2	Agriculture (A-2) Zone	Exclude survey parcel 131/1, 131/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-II mentioned in the table below.
601	SM-601	S99-M22	Thehsil Kuhl, Village Pipri, Sh.No 99, Parcel No.46/2	Agriculture (A-2) Zone	Exclude survey parcel 46/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-II mentioned in the table below.
602	SM-602	S99-M23	Thehsil Kuhl, Village Pipri, Sh.No 99, Parcel No.51, 52	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	* Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
603	SM-603	S99-M24	Thehsil Kamlpte, Village Kosambi, Sh.No 99, Parcel No.26	Recreation Open Space (ROS) Zone along Waterbody	Exclude from Recreation open space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhan etc. subject to Note-III mentioned below.
604	SM-604	S99-M25	Thehsil Kamlpte, Village Kosambi, Sh.No 99, Parcel No.6	Recreation Open Space (ROS) Zone along Waterbody	Exclude from Recreation Open Space and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhan etc. subject to Note-III mentioned below.
605	SM-605	S99-M26	Thehsil Kuhl, Village Khalsama, Sh.No 99, Parcel No.9/1.	Agriculture (A-2) Zone	Exclude survey parcel 9/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.

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606	SM-606	S99-M27	Thehsil Kuhl, Village Mahadi, Sh.No. 99, Parcel No.39	Agriculture (A-2) Zone	Exclude survey parcel 39 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gauthan population less than 5000 and 1000 mt. for gauthan population more than 5000 as detailed mentioned in Note-II. Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
607	SM-607	S99-M28	Thehsil Kuntee, Village Kheidi, Parcel No.63, 65, 66, 67, 70, 72, 73, 75, 76, 81, 82, Village Pundharkavacha, Parcel No.66, Sh.No.99	Agriculture (A-2) Zone	Exclude from Agriculture A2, Residential, and Industrial and include in Commercial	
608	SM-608	S99-M29	Thehsil Kuntee, Village Vihiguan, Parcel No.144, 141	No Zone	Land includes in R-4 Zone.	Sanction as proposed by the Planning Authority and included in Industrial Zone.
609	SM-609	S100-M01	Thehsil Kuhl, Village Titur, Sh.No. 100, Parcel No.435	Reservation No. V-UESS013	Shift Reservation V-UESS013 to the eastern part of the same survey parcel and area so released be included in Residential	Refused to accord sanction the shifting of reservation. Reservation No.V-UESS013 is reinstated as per published plan.
610	SM-610	S100-M02	Thehsil Kuntee, Village Adaka, Sh.No. 100, Parcel No.68, 69	Waterbody	Exclude from Water Body and Recreation Open Space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
611	SM-611	S100-M03	Thehsil Kuntee, Village Shivani, Sh.No. 100, Parcel No.19	Waterbody	Exclude from Water Body and include in Recreation Open Space	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
612	SM-612	S100-M04	Thehsil Kuntee, Village Adaka, Sh.No. 100, Parcel No.Various	Recreation Open Space (ROS) Zone along Waterbody	Exclude from Recreation Open Space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
613	SM-613	S100-M05	Thehsil Kuntee, Village Adaka, Sh.No. 100, Parcel No.244, 299, 296, 298	Recreation Open Space (ROS) Zone along Waterbody	Exclude from Recreation Open Space and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
614	SM-614	S106-M01	Thehsil Hingna, Village Adagam, Sh.No. 106, Parcel No.122/2	Forest Zone	Exclude survey parcel 122/2 from Forest and include in Agriculture A1	Sanction the proposed modification made by the Planning Authority in respect of draftman's error subject to Note-IV mentioned below.

SCHEDULE—A—Contd.

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615	SM-615	S106-M02	Thehsil Hingna, Village Adegan, Sh.No 106, Parcel No.122/2	Waterbody	Exclude from water body and indicate as panchan	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, panchan etc. subject to Note-III mentioned below.
616	SM-616	S107-M01	Thehsil Hingna, Village Degma (KH) 60, Sh.No 107, Parcel No.102, 103/1,2,3	Agriculture (A-1) Zone	Exclude survey parcels 102, 103/1, 103/2, 103/3 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
617	SM-617	S108-M01	Thehsil Hingna, Village Degma (KH) 60, Sh.No 108, Parcel No.101	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
618	SM-618	S108-M02	Thehsil Hingna, Village Degma (KH) 60, Sh.No 108, Parcel No.9	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
619	SM-619	S108-M03	Thehsil Hingna, Village Degma (KH) 60, Sh.No 108, Parcel No.61	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
620	SM-620	S108-M04	Thehsil Hingna, Village Bid-Borgaon, Sh.No 108, Parcel No.3	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
621	SM-621	S108-M05	Thehsil Hingna, Village Degma (KH) 60, Sh.No 108, Parcel No.4, 5, 6, 7, 9	Existing Road (Approx. 9 m wide)	Delete road indicated as existing. Area so released be included in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.
622	SM-622	S109-M01	Thehsil Hingna, Village Bid-Borgaon, Sh.No 109, Parcel No.53	Waterbody	Delete water body and land so deleted be included in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, panchan etc. subject to Note-III mentioned below.
623	SM-623	S109-M02	Thehsil Hingna, Village Kirmalhi (48), Sh.No 109, Parcel No.23	Part Agriculture (A-2) Zone, Part 24 m wide DP Road	Exclude from Agriculture A2 and include in Residential. Delete proposed 24m wide road and realign as shown.	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
624	SM-624	S109-M03	Thehsil Hingna, Village Kirmalhi (48), Sh.No 109, Parcel No.24	24 m wide DP Road	Delete proposed 24m wide road and realign as shown	24 mt. wide DP road is reinstated as per published plan under section 26.
625	SM-625	S109-M04	Thehsil Hingna, Village Kirmalhi (48), Sh.No 109, Parcel No.166	24 m wide DP Road	Delete proposed 24m wide road between parcel 166 and 38	24 mt. wide DP road is reinstated as per published plan under section 26.

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626	SM-626	S109-M05	Thehsil Hingna, Village Ladgaon (Rihit), Sh.No 109, Parcel No.35	Existing Residential in Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
627	SM-627	S109-M06	Thehsil Hingna, Village Ladgaon (Rihit), Sh.No 109, Parcel No.37	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
628	SM-628	S109-M07	Thehsil Hingna, Village Ladgaon (Rihit), Sh.No 109, Parcel No.43	Existing Residential in Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
629	SM-629	S109-M08	Thehsil Hingna, Village Ladgaon (Rihit), Sh.No 109, Parcel No.49	Existing Residential in Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
630	SM-630	S109-M09	Thehsil Hingna, Village Amgaon (78), Sh.No 109, Parcel No.36	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential.	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaolhan population less than 5000 and 1000 mt. for gaolhan population more than 5000 as detailed mentioned in Note-II.
631	SM-631	S109-M10	Thehsil Hingna, Village Panjri, Sh.No 109, Parcel No.43	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential.	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
632	SM-632	S109-M11	Thehsil Hingna, Village Sawangi (Devati) 62, Sh.No 109, Parcel No. XX	Existing Road (Approx. 9 m wide)	Exclude from existing road and include in water body	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
633	SM-633	S109-M12	Thehsil Hingna, Village Ladgaon (Rihit), Sh.No 109, Parcel No.38/1	Agriculture (A-2) Zone	Exclude survey parcel 157 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
634	SM-634	S109-M13	Thehsil Hingna, Village Panjri, Sh.No 109, Parcel No.149	Agriculture (A-2) Zone	Exclude survey parcel 149 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
635	SM-635	S109-M14	Thehsil Hingna, Village Panjri, Sh.No 109, Parcel No.171.2	Agriculture (A-2) Zone	Exclude survey parcel 171.2 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
636	SM-636	S109-M15	Thehsil Hingna, Village Panjri, Sh.No 109, Parcel No.100/1(old) 157(new)	Agriculture (A-2) Zone	Exclude survey parcel 157 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
637	SM-637	S109-M16	Thehsil Hingna, Village Panjri, Sh.No 109, Parcel No.152, 154	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 152,154 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.

SCHEDULE—A—Contd.

1	2	3	4	5	6	7
638	SM-638	S109-M17	Thehsil Hingna, Village Savangi (Devati) 62, Sh.No 109, Parcel No.23	Agriculture (A-2) Zone	Exclude survey parcel 23 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gothan population less than 5000 and 1000 mt. for gothan population more than 5000 as detailed mentioned in Note-II.
639	SM-639	S110-M01	Thehsil Nagpur Rural, Village Dongargoon (73), Sh.No 110, Parcel No.96	Reservation No. South A-MMT1001	Exclude from Reservation South A-MMT1001 and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
640	SM-640	S110-M02	Thehsil Hingna, Village Wagdara 48, Sh.No 110, Parcel No.16	Waterbody	Delete water body and area so released be included in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
641	SM-641	S110-M03	Thehsil Nagpur Rural, Village Khadka No.100 Parcel No.262 Sh.No 110.	Waterbody	Exclude from water body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
642	SM-642	S110-M04	Thehsil Nagpur Rural, Village Jamtha, Sh.No 110, Parcel No.132	Public Semi-Public Zone	Exclude from PSP and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
643	SM-643	S110-M05	Thehsil Nagpur Rural, Village Jamtha, Sh.No 110, Parcel No.135/1Kb.	Industrial Zone	Exclude survey parcel 135/1Kb from Industrial and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
644	SM-644	S110-M06	Thehsil Nagpur Rural, Village Jamtha, Sh.No 110, Parcel No.141/1KH	Residential (R-2) Zone	Exclude survey parcel 141/1Kh from Residential and include in PSP and exclude survey parcel 141/1G from Residential and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
645	SM-645	S110-M08	Thehsil Hingna, Village Dharoli (48), Sh.No 110, Parcel No.10/L, 10/2	Agriculture (A-2) Zone	Exclude parcel 10/L and 10/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, permissibility of valid development permission shall be as per the Note-1.

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646	SM-646	S110-M09	Thehsil Hingna, Village Kotewada, Sh.No 110, Parcel No.116, 117, 119, 120/2, 123/3, 129, 131/1a, 131/2, 132/1, 133, 134, 136, 138/1, 138/2, 138/3, 139/1, 139/2, 139/3, 140, 141/2, 143/1, 143/3, 143/5, 151/2, 154/1, 162, 163, 176	Part Residential (R-3) Zone, Part Residential (R-4) Zone, Reservation No.South A-PK004	Exclude area of special township from NMA as per Notification TP-2409, 2890/C.R. 356-09/JD-9 dt. 5-4-2011.	1) Modification is sanctioned in respect of only to show the sanctioned township boundary as per the location clearance and subject to Note-VIII. 2) Reservation No. South A-PK004 is rehashed as per published plan.
647	SM-647	S110-M10	Thehsil Hingna, Village Kotewada, Sh.No 110, Parcel No.143/4	Part Residential (R-3) Zone, Part Residential (R-4) Zone	Survey parcel 143/4 be included in Residential R.3	Modification sanctioned for common Residential Zone. Survey parcel 143/4 be included in Residential Zone.
648	SM-648	S110-M11	Thehsil Hingna, Village Kotewada Parcel No.8, 10, 11, 12/1, 12/2, 13, 14, 15, 16, 17, 18, 30, 19, 20, 21, 22, 23, 24, 31, 32, 21/2 Village Shivmalka, Parcel No. 80, 81, 82, 90/1, 90/2, 91, Sh.No 110.	Industrial Zone	Exclude survey parcel 90 of Shivmalka, and 11 of Kotewada from Industrial and include in Commercial.	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
649	SM-649	S110-M12	Thehsil Hingna, Village Wagdara, Sh.No 110, Parcel No.24	Recreation Open Space (ROS) Zone along Waterbody	Exclude from Recreation Open Space, and Existing Residential in Recreation Open Space and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, talas, ROS, pondum etc. subject to Note-III and Note XIII mentioned below.
650	SM-650	S110-M13	Thehsil Hingna, Village Wagdara, Sh.No 110, Parcel No.91	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS) Zone	Modify label for survey parcel 90 as 91 and 89 as 90	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
651	SM-651	S110-M14	Thehsil Hingna, Village Wagdara, Sh.No 110, Parcel No.60, 61	Part Residential (R-3) Zone, Part Residential (R-4) Zone	Modify survey parcel boundaries as per village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.

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652	SM-652	S110-M15	Thehsil Hingna, Village Wagdara, Sh.No 110, Parcel No.86/1, 92	Recreation Open Space (ROS) Zone along Waterbody	Exclude from Recreational Open Space and include in Agriculture A2	Refuse to accord sanction the proposed modification. However, permissibility of valid development permission shall be as per the Note-1.
653	SM-653	S110-M16	Thehsil Hingna, Village Gunggaon, Sh.No 110, Parcel No.5	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Sanctioned as proposed by the Planning Authority for Residential Zone.
654	SM-654	S110-M18	Thehsil Hingna, Village Wagdara, Sh.No 110, Parcel No.XX	Recreation Open Space (ROS) Zone along Waterbody	Exclude from Recreation Open Space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
655	SM-655	S110-M19	Thehsil Hingna, Village Khadla, Sh.No 110, Parcel No.100	Waterbody	Exclude from water body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
656	SM-656	S110-M20	Thehsil Hingna, Village Gunggaon, Sh.No 110, Parcel No.XXX	Waterbody	Exclude from water body and indicate as pandhan	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
657	SM-657	S110-M21	Thehsil Nagpur Rural, Village Jandha, Sh.No 110, Parcel No.140/2(old) 140/1 (New)	Residential (R-2) Zone	Exclude survey parcel 140/1 (north part of survey parcel 140) from Residential and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
658	SM-658	S111-M01	Thehsil Nagpur Rural, Village Barwadi, Sh.No 111, Parcel No.130	Agriculture (A-2) Zone	Exclude survey parcels 130/1, 130/2, 130/3 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
659	SM-659	S111-M02	Thehsil Nagpur Rural, Village Barwadi, Sh.No 111, Parcel No.150	Agriculture (A-2) Zone	Exclude survey parcels 148/3, and 150/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
660	SM-660	S111-M03	Thehsil Nagpur Rural, Village Barwadi, Sh.No 111, Parcel No.125/3	Agriculture (A-2) Zone	Exclude survey parcel 125/3 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
661	SM-661	S111-M04	Thehsil Nagpur Rural, Village Gavasi Manapur, Sh.No.111, Parcel No.9,10,36,35,34	Waterbody	Exclude from Water Body and include in pandhan	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.

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662	SM-662	S11-M05	Thehsil Nagpur Rural, Village Khasarnuri, Sh.No 111, Parcel No.48 (part)	Industrial Zone	Exclude from Industrial and include in PSP as part of Reservation South A-EXH001	Sanctioned as proposed by the Planning Authority. Exclude from Industrial and include in PSP as part of Reservation South A-EXH001.
663	SM-663	S11-M06	Thehsil Nagpur Rural, Village Banwadi, Sh.No 111, Parcel No.40, 7	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
664	SM-664	S11-M07	Thehsil Nagpur Rural, Village Banwadi, Sh.No 111, Parcel No.47/1	Agriculture (A-2) Zone	Exclude survey parcel 47/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
665	SM-665	S11-M08	Thehsil Nagpur Rural, Village Banwadi, Sh.No 111, Parcel No.48/1,2	Agriculture (A-2) Zone	Exclude survey parcels 48/1, 48/2, 43 (new), 52/1, and 52/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
666	SM-666	S11-M10	Thehsil Nagpur Rural, Village Banwadi, Sh.No 111, Parcel No.56/1, 2-A,B	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 56/1,2-A,B from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
667	SM-667	S11-M11	Thehsil Nagpur Rural, Village Dhuri, Sh.No 111, Parcel No.21/1,2	Reservation No. South A EXG-401	Exclude survey parcel 21/1, 21/2, and 21/3 from Reservation South A EXG-001 and area so excluded be included in Residential zone	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
668	SM-668	S11-M12	Thehsil Nagpur Rural, Village Banwadi, Sh.No 111, Parcel No.81/1,2	Agriculture (A-2) Zone	Exclude survey parcel 81/1,2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
669	SM-669	S11-M13	Thehsil Nagpur Rural, Village Gavvasi (Manapur), Sh.No 111, Parcel No.24	Public Semi-Public Zone	Exclude from PSP and include in Agriculture A2	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
670	SM-670	S11-M14	Thehsil Nagpur Rural, Village Gavvasi (Manapur), Sh.No 111, Parcel No.44	Reservation No. South A-UES001	Exclude from Reservation South A-UES001 and include in Residential	Reservation reinstated as per published plan under section 26.

SCHEDULE—A—Contd.

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671	SM-671	S111-M15	Thehsil Nagpur Rural, Village Gawasi (Mamapur), Sh.No 111, Parcel No.5/2dc, 5/3	Commercial Zone	Exclude survey parcel 5/2k and 5/3 from Commercial and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
672	SM-672	S111-M16	Thehsil Nagpur Rural, Village Gawasi (Mamapur), Sh.No 111, Parcel No.5/2, 5/4/2, 43/1	Transportation Zone	Exclude survey parcels 5/1/2, 5/4/2, and 43/1 from Transportation Zone and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
673	SM-673	S111-M17	Thehsil Nagpur Rural, Village Kharoli, Sh.No 111, Parcel No.112	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS) Zone	Exclude from Agriculture A2 Zone and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
674	SM-674	S111-M19	Thehsil Nagpur Rural, Village Jamtha, Sh.No 111, Parcel No.126/1	Public Semi-Public Zone	Exclude from PSP and include in Commercial	Modification is sanction as proposed by the Planning Authority. Exclude from PSP and include in Commercial.
675	SM-675	S111-M20	Thehsil Nagpur Rural, Village Jamtha, Sh.No 111, Parcel No.102/1, 2	24 m wide DP Road,	Delete proposed 24m wide road passing through survey parcel 100 and 102 and realign along the western boundary of survey parcel 102	24 mt. wide North-South road is reinstated as per published plan under section 26.
676	SM-676	S111-M21	Thehsil Nagpur Rural, Village Jamtha, Sh.No 111, Parcel No.108/2	Public Semi-Public Zone	Exclude from PSP and include in Commercial	Modification is sanction as proposed by the Planning Authority for Commercial Zone.
677	SM-677	S111-M22	Thehsil Nagpur Rural, Village Jamtha, Sh.No 111, Parcel No.120/2 kh	Public Semi-Public Zone	Exclude survey parcel 120/2 kh from PSP and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
678	SM-678	S111-M23	Thehsil Nagpur Rural, Village Zari (Rithi), Sh.No 111, Parcel No.5 by 1	Agriculture (A-2) Zone	Exclude survey parcel 5/1 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
679	SM-679	S111-M24	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 111, Parcel No.18/2	Agriculture (A-2) Zone	Exclude survey parcels 18/2, 18/3, 18/4, 18/6, and 19/1, 19/2, 19/2/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

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680	SM-680	S111-M25	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 111, Parcel No.83	Agriculture (A-2) Zone	Exclude survey parcels 66/1, 66/2, 66/3, 66/4, 83, and 85 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
681	SM-681	S111-M27	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 111, Parcel No.67/1,67/3	Agriculture (A-2) Zone	Exclude survey parcel 67/1, 67/3 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
682	SM-682	S111-M28	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 111, Parcel No.77/1, 2 plot no. 1&2	Agriculture (A-2) Zone	Exclude survey parcels 77/1, 77/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
683	SM-683	S111-M29	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 111, Parcel No.113	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhum etc. subject to Note-III mentioned below.
684	SM-684	S111-M30	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 111, Parcel No.14	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
685	SM-685	S111-M32	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 111, Parcel No.26, 27	Part Agriculture (A-2) Zone, Part Existing Residential Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
686	SM-686	S111-M33	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 111, Parcel No.1/1(6)	Agriculture (A-2) Zone	Exclude Survey 1/2, 1/3, 1/6 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gauthan population less than 5000 and 1000 mt. for gauthan population more than 5000 as detailed mentioned in Note-II.
687	SM-687	S111-M34	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 111, Parcel No.9/1	Part Agriculture (A-2) Zone, Part Existing Residential Zone	Exclude from Agriculture A2 and include in Residential	Modification proposed to be sanctioned along with S.No.7 and 8 Moudje Kharsoli as lay out is approved and NA permission is granted on adjoining S.No.12 and 9.
688	SM-688	S111-M35	Thehsil Nagpur Rural, Village Panjri (Farm) 42, Sh.No 111, Parcel No.133	Waterbody	Exclude from water body and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhum etc. subject to Note-III mentioned below.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
689	SM-689	S111-M36	Thehsil Nagpur Rural, Village Parsodi (Pudav) 42, Sh.No 111, Parcel No.4	Residential (R-1) Zone	Exclude in Residential and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
690	SM-690	S111-M37	Thehsil Nagpur Rural, Village Parsodi (Pudav) 42, Sh.No 111, Parcel No.130	Public Semi-Public Zone	Exclude in PSP and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
691	SM-691	S111-M38	Thehsil Nagpur Rural, Village Pevthia, Sh.No 111, Parcel No.18	Part Agriculture (A-2) Zone, Part Existing Residential Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
692	SM-692	S111-M39	Thehsil Nagpur Rural, Village Zari (Rethi), Sh.No 111, Parcel No.5/3	Agriculture (A-2) Zone	Indicate survey parcel number 5/3 as per K-prat	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
693	SM-693	S111-M40	Thehsil Nagpur Rural, Village Pevthia, Sh.No 111, Parcel No.11/11	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 11/1 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
694	SM-694	S111-M41	Thehsil Nagpur Rural, Village Pevthia, Sh.No 111, Parcel No.26/1	Residential (R-2) Zone	Exclude survey parcel 26/1 and 26/2 from Agriculture A2 and include in Residential and apply Savings	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
695	SM-695	S111-M42	Thehsil Nagpur Rural, Village Pevthia, Sh.No 111, Parcel No.28/1,2	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 28/1 and 28/2 from Existing Residential Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
696	SM-696	S111-M43	Thehsil Nagpur Rural, Village Pevthia, Sh.No 111, Parcel No.46/2	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 46/2 from Existing Residential Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
697	SM-697	S111-M44	Thehsil Nagpur Rural, Village Pevthia, Sh.No 111, Parcel No.6/1,6/2	Agriculture (A-2) Zone	Exclude survey parcels 6/1 and 6/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

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698	SM-698	S111-M45	Thehsil Nagpur Rural, Village Pevtha, Sh.No 111, Parcel No.79	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
699	SM-699	S111-M48	Thehsil Nagpur Rural, Village Rai, Sh.No 111, Parcel No.42/2/6B	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 42/2 & 42/6B from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
700	SM-700	S111-M49	Thehsil Nagpur Rural, Village Rai, Sh.No 111, Parcel No.54/2	Agriculture (A-2) Zone	Exclude survey parcel 54/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone / proposal shall be as per the published plan.
701	SM-701	S111-M51	Thehsil Nagpur Rural, Village Rai, Sh.No 111, Parcel No.79/2	Agriculture (A-2) Zone	Exclude survey parcel 79/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
702	SM-702	S111-M52	Thehsil Nagpur Rural, Village Dhuti, Sh.No 111, Parcel No.23, 24, 25	Agriculture (A-2) Zone	Exclude from Agriculture A2 and Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, permissibility of valid development permission shall be as per the Note-I and Note-XIII.
703	SM-703	S111-M53	Thehsil Nagpur Rural, Village Wela Harishchandra, Sh.No 111, Parcel No.80	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
704	SM-704	S111-M55	Thehsil Nagpur Rural, Village Zari (Ridhi), Sh.No 111, Parcel No.69	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 69, 70 and 101 from Existing Residential in Agriculture A2 and include in Agriculture A2	Sanction as proposed by the Planning Authority. Exclude survey parcels 69, 70 and 101 from Existing Residential in Agriculture A2 and include in Agriculture A2.
705	SM-705	S111-M56	Thehsil Nagpur Rural, Village Waroda, Sh.No 111, Parcel No.16, 17, 18, 23, 19, 20, 23	18 m wide DP Road	Delete existing road and proposed road widening along parcels 16, 17, 18, 19, 20, 23 and area so deleted be included in the adjoining zone. Update survey parcel boundaries and numbers	Reinstated the existing road as per published plan under section 26.
706	SM-706	S111-M57	Thehsil Nagpur Rural, Village Bunvadi, Sh.No 111, Parcel No.149, 150, 152	Waterbody	Delete water body and area so released be included in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
707	SM-707	S11-M58	Thehsil Nagpur Rural, Village Pursodi Padav, Sh.No 111, Parcel No.	MIHAN	Area part of MIHAN	Boundary of MIHAN is corrected. Accordingly the lands out of the MIHAN are included in adjoining zone.
708	SM-708	S11-M61	Thehsil Nagpur Rural, Village Zari (Rithi), Sh.No 111, Parcel No.102/2	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 96/1 and 102/2 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
709	SM-709	S11-M62	Thehsil Nagpur Rural, Village Pursodi (Padav) 42, Sh.No 111, Parcel No.91/1, 106/3	Residential (R-1) Zone	Indicate existing hospital on survey parcels 91/1 and 106/3	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
710	SM-710	S11-M61	Thehsil Nagpur Rural, Village Chikna, Sh.No 112, Parcel No.68/1, 68/2	Recreation Open Space along Waterbody	Exclude survey parcel 68/1, 68/2 from Recreation Open Space and include in Residential	Refuse to accord sanction the proposed modification. However, permissibility of valid development permission shall be as per the Note-1.
711	SM-711	S11-M62	Thehsil Nagpur Rural, Village Chikna, Sh.No 112, Parcel No.160/2, 160/3, 160/4	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaolhan population less than 5000 and 1000 mt. for gaolhan population more than 5000 as detailed mentioned in Note-11.
712	SM-712	S11-M63	Thehsil Nagpur Rural, Village Chikna, Sh.No 112, Parcel No.36/1	15 m wide DP Road	Delete proposed 15m wide road	15 mt. wide DP road is reinstated as per published plan.
713	SM-713	S11-M64	Thehsil Nagpur Rural, Village Chikna, Sh.No 112, Parcel No.53/1	Agriculture (A-2) Zone	Exclude survey parcel 53/1, 53/2 and 53/4 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
714	SM-714	S11-M65	Thehsil Nagpur Rural, Village Chikna, Sh.No 112, Parcel No.46, 55, 56	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
715	SM-715	S11-M66	Thehsil Nagpur Rural, Village Chikna, Sh.No 112, Parcel No.59, 60	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
716	SM-716	S11-M67	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.30	Agriculture (A-2) Zone	Exclude survey parcel 30, 34/1, 34/2, 34/3 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

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717	SM-717	S112-M08	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.48	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
718	SM-718	S112-M09	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.31/2	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 31/2 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
719	SM-719	S112-M10	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.38, 39	Agriculture (A-2) Zone	Exclude survey parcel 38/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
720	SM-720	S112-M11	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.41/1, 2	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
721	SM-721	S112-M12	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.63/1	Agriculture (A-2) Zone	Exclude survey parcel 63/1 and 65/2, 65/3 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
722	SM-722	S112-M13	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.90/2	Agriculture (A-2) Zone	Exclude survey parcel 90/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
723	SM-723	S112-M14	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.89	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
724	SM-724	S112-M15	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.97	Agriculture (A-2) Zone	Exclude survey parcel 97/1 and 97/2 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
725	SM-725	S112-M16	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 112, Parcel No.5	Agriculture (A-2) Zone	Exclude survey parcel 5/3/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
726	SM-726	S112-M17	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 112, Parcel No.34/4	Agriculture (A-2) Zone	Exclude survey parcel 34/4 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.

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1	2	3	4	5	6	7
727	SM-727	S112-M18	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 112, Parcel No.47	Part Agriculture (A-2) Zone, Part Industrial Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
728	SM-728	S112-M19	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 112, Parcel No.139/1	Agriculture (A-2) Zone	Exclude survey parcel 139/1, 139/1/1, and 139/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
729	SM-729	S112-M20	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 112, Parcel No.142/2/1, 142/2/2, 46	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcel 142/2/1 and 142/2/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
730	SM-730	S112-M21	Thehsil Nagpur Rural, Village Navvegaon D (40), Sh.No 112, Parcel No.1	Mines and Quarries Zone	Exclude from Mines and Quarries and include in Residential	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
731	SM-731	S112-M22	Thehsil Nagpur Rural, Village Navvegaon D (40), Sh.No 112, Parcel No.5	Mines and Quarries Zone	Exclude from Mines and Quarries and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
732	SM-732	S112-M23	Thehsil Nagpur Rural, Village Navvegaon D (40), Sh.No 112, Parcel No.46/1,2	Mines and Quarries Zone	Exclude survey parcels 46/1, 46/2, 50/2/1a, 50/1A, 5-2A, 50/2C, 50/1B, 48, 54/1A, 56, 57, 58 from Mines and Quarries and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
733	SM-733	S112-M24	Thehsil Nagpur Rural, Village Navvegaon D (40), Sh.No 112, Parcel No.96/1	Mines and Quarries Zone	Exclude survey parcel 96/1 from Mines and Quarries and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
734	SM-734	S112-M25	Thehsil Nagpur Rural, Village Navvegaon D (40), Sh.No 112, Parcel No.96/2	Mines and Quarries Zone	Exclude survey parcel 96/2 from Mines and Quarries and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
735	SM-735	S112-M26	Thehsil Nagpur Rural, Village Navvegaon D (40), Sh.No 112, Parcel No.102	Mines and Quarries Zone	Exclude from Mines and Quarries and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.

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736	SM-736	S112-M27	Thehsil Nagpur Rural, Village Navgaon D (40), Sh.No 112, Parcel No.69	Mines and Quarries Zone	Exclude from Mines and Quarries and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
737	SM-737	S112-M28	Thehsil Nagpur Rural, Village Navgaon D (40), Sh.No 112, Parcel No.General	Mines and Quarries Zone	Exclude survey parcels 104 and 105 from Mines and Quarries and include Public Utility and add label - Cremation and Burial Ground	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
738	SM-738	S112-M29	Thehsil Nagpur Rural, Village Nimben, Sh.No 112, Parcel No.126	24 m wide DP Road.	Delete proposed 24m wide road and realign along southern boundary of survey parcel 126, 129, 130. Placement of Reservation V-UESS016 be adjusted within the same parcel 129 such that it gets access from the modified alignment of the proposed 24m wide road	24 mt. wide DP road is reinstated as per published plan under section 26. Modification refused to sanction.
739	SM-739	S112-M30	Thehsil Nagpur Rural, Village Pewda, Sh.No 112, Parcel No.90	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
740	SM-740	S112-M31	Thehsil Nagpur Rural, Village Pewda, Sh.No 112, Parcel No.115	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
741	SM-741	S112-M32	Thehsil Nagpur Rural, Village Pitkar, Sh.No 112, Parcel No.55,56	24 m wide DP Road.	Delete proposed 24m wide road between southern boundary of survey parcels 23 to 84 of Pitkar. Realign along northern boundary of survey parcel 23, 94, 26, 27, 28, and 82 of Pitkar. and parcels 77, 78, 79, 101, 102, 103 of Chikna.	24 mt. wide DP road is reinstated as per published plan under section 26. Modification refused to sanction.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
742	SM-742	S112-M33	Thehsil Nagpur Rural, Village Pilkapur, Sh.No 112, Parcel No.80/2	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS).	Exclude survey parcel 80/2 from Agriculture A2 and include in Residential. Maintain river buffer.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
743	SM-743	S112-M34	Thehsil Nagpur Rural, Village Pilkapur, Sh.No 112, Parcel No.82/A	Agriculture (A-2) Zone	Exclude survey parcel 80/A from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
744	SM-744	S112-M35	Thehsil Nagpur Rural, Village Salai (Godhami), Sh.No 112, Parcel No.174	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
745	SM-745	S112-M36	Thehsil Nagpur Rural, Village Salai (Godhami), Sh.No 112, Parcel No.263/1,2	Agriculture (A-2) Zone	Exclude survey parcel 263/1, 263/2, 263/3, 263/4 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
746	SM-746	S112-M37	Thehsil Nagpur Rural, Village Salai (Godhami), Sh.No 112, Parcel No.108/1	Agriculture (A-2) Zone	Delete text "50 mts buffer from river" and "Dhara River"	Sanction the proposed modification made by the Planning Authority in respect of draftman's error subject to Note-IV mentioned below.
747	SM-747	S112-M38	Thehsil Nagpur Rural, Village Salai (Godhami), Sh.No 112, Parcel No.151/2/1	Agriculture (A-2) Zone	Exclude survey parcel 151/2/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
748	SM-748	S112-M39	Thehsil Nagpur Rural, Village Salai (Godhami) Village Pewtha, Parcel No.92/1, 94/1,95,97, 98/2,99,100/1,2,3,4,101/2,3, 4,102,103,104,105/1,2,3,10 7,108,109,110 of Pewtha village and 72.73/1,2 of Salai Godhami village be included in residential and considered as Special Township Project.	Agriculture (A-2) Zone	Survey nos 92/1, 94/1,95,97, 98/2,99,100/1,2,3,4,101/2,3, 4,102,103,104,105/1,2,3,10 7,108,109,110 of Pewtha village and 72.73/1,2 of Salai Godhami village be included in residential and considered as Special Township Project.	Refuse to accord sanction to the proposed modification. However, the Township area is shown and allowed in the proposed Residential Zone subject to payment of premium as mentioned in Government Notification dated 09/11/2016.
749	SM-749	S112-M40	Thehsil Nagpur Rural, Village Kharasoli, Sh.No 112, Parcel No.116	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in adjoining zone.	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.

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750	SM-750	S112-M41	Thehsil Nagpur Rural, Village Sahai (Godhami), Sh.No 112, Parcel No.206.	Part Agriculture (A-2) Zone, Part Mines and Quarries Zone	Exclude from Agriculture A2 and include in Mines and Quarries	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
751	SM-751	S112-M42	Thehsil Nagpur Rural, Village Kaldongri, Sh.No 112, Parcel No.42 (part)	Mines and Quarries Zone	Exclude from Mines and Quarries and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
752	SM-752	S112-M43	Thehsil Nagpur Rural, Village Navvagan Chikra, Sh.No 112, Parcel No.	Waterbody	Exclude from Water Body and include as pondham	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
753	SM-753	S112-M44	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 112, Parcel No.45	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allowed in No Development Zone as per the DCR.
754	SM-754	S112-M45	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 112, Parcel No.	Part Residential (R-2) Zone, Part Agriculture (A-2) Zone,	Indicate existing road from boundary of parcel 143 in parcel 10 of Kharsoli	Sanction as proposed by the Planning Authority. Indicate existing road from boundary of parcel 143 to parcel 10 of Kharsoli.
755	SM-755	S112-M46	Thehsil Nagpur Rural, Village Sahai (Godhami), Sh.No 112, Parcel No.100	Waterbody	Exclude survey parcels 105, 106, and 28 from Water Body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondham etc. subject to Note-III mentioned below.
756	SM-756	S112-M47	Thehsil Unmad, Village Chinnazari, Sh.No 112, Parcel No.82, 78, 77/1	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcels 77/1, 78 and 82 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for ganthan population less than 5000 and 1000 mt. for ganthan population more than 5000 as detailed mentioned in Note-II.
757	SM-757	S112-M48	Thehsil Nagpur Rural, Village Sahai (Godhami), Sh.No 112, Parcel No.49, 69	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
758	SM-758	S112-M49	Thehsil Nagpur Rural, Village Kharsoli, Sh.No 112, Parcel No.7/2.	Reservation No. South B-RP001	Exclude survey parcel 7/2 from Reservation South B-RP001 and include in Residential	Modification refused to sanction. Site No.South B-RP001 is reinstated.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
759	SM-759	S113-M01	Thetasil Kuhl, Village Wadegaon (Kale), Sh.No 113, Parcel No.144, 145, 146	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
760	SM-760	S113-M02	Thetasil Umred, Village Khupri (Rajal), Sh.No 113, Parcel No.103/2	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcel 103/2, 97/1/2 and 98/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
761	SM-761	S113-M03	Thetasil Umred, Village Khupri (Rajal), Sh.No 113, Parcel No.78/1	Mines and Quarries Zone	Exclude area within 500m distance from National Highways and State Highways from Mines and Quarries and area so excluded be included in adjoining zone	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
762	SM-762	S113-M04	Thetasil Umred, Village Pachgaon, Sh.No 113, Parcel No.363	Mines and Quarries Zone	Exclude from Mines and Quarries Zone and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
763	SM-763	S113-M05	Thetasil Umred, Village Pachgaon, Sh.No 113, Parcel No.325/2	Agriculture (A-2) Zone	Exclude survey parcel 325/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
764	SM-764	S113-M06	Thetasil Umred, Village Pachgaon, Sh.No 113, Parcel No.481, 482/1, 479/1	Mines and Quarries Zone	Exclude survey parcel 481 from Mines and Quarries and include in Agriculture A2	Proposed Mines and Quarry Zones are sanctioned as per the published plan subject to Note-VI.
765	SM-765	S113-M07	Thetasil Umred, Village Sargaoan, Sh.No 113, Parcel No.314	Residential (R-4) Zone	Delete stray box and area so released be included in adjoining Residential zone	Sanction as proposed for Residential Zone. Delete stray box and area so released be included in adjoining Residential zone
766	SM-766	S115-M01 and S115-M02	Thetasil Hingna, Village Kintli 64, Sh.No 115, Parcel No.54, 55, 41	Waterbody	i) Exclude from water body and include in Agriculture A1. ii) Exclude from Recreation Open Space and include in Agriculture A1	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.

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767	SM-767	S115-M02	Thehsil Hingna, Village Devali (65), Sh.No 115, Parcel No.26/1	Forest Zone	Exclude survey parcel 26/1 from Forest and include in Agriculture A1	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
768	SM-768	S115-M03	Thehsil Hingna, Village Devali (65), Sh.No 115, Parcel No.26	Forest Zone	Exclude from Forest and include in Agriculture A1	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
769	SM-769	S116-M01	Thehsil Hingna, Village Degma (Bk) 64, Sh.No 116, Parcel No.9	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
770	SM-770	S116-M02	Thehsil Hingna, Village Mandawa (Marwadi), Sh.No 116, Parcel No.100 101 102	Agriculture (A-1) Zone	Exclude parcels 100, 101 and 102 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
771	SM-771	S116-M03	Thehsil Hingna, Village Katangdhar, Sh.No 116, Parcel No.9	Agriculture (A-2) Zone	Exclude survey parcel 9 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
772	SM-772	S116-M04	Thehsil Hingna, Village Kishi 69, Sh.No 116, Parcel No.53	Agriculture (A-2) Zone	Exclude survey parcel 53 from Agriculture and include in Residential.	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
773	SM-773	S116-M05	Thehsil Hingna, Village Mandawa (Marwadi), Sh.No 116, Parcel No.91/2	Agriculture (A-1) Zone	Exclude survey parcel 91/2 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
774	SM-774	S117-M01	Thehsil Hingna, Village Datala, Sh.No 117, Parcel No.13A, 13B	Agriculture (A-2) Zone	Exclude survey parcels 13A and 13B from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
775	SM-775	S117-M02	Thehsil Hingna, Village Mandawa (Mahare) 69, Sh.No 117, Parcel No.77	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
776	SM-776	S117-M03	Thehsil Hingna, Village Saladabha, Sh.No 117, Parcel No.228	Public Semi-Public Zone	Delete PSP and include in Residential. Delete text "Salidhaba School"	Sanction as proposed by the Planning Authority as per published plan. Delete PSP and include in Residential. Delete text "Salidhaba School"
777	SM-777	S117-M04	Thehsil Hingna, Village Wayfal (Rishi), Sh.No 117, Parcel No.50, 48	Waterbody	Exclude from water body and indicate as pondhan	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhan etc. subject to Note-III mentioned below.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
778	SM-778	S118-M02	Thehsil Nagpur Rural, Village Borhedi (74), Sh.No 118, Parcel No.48/1	Agriculture (A-2) Zone	Exclude survey parcel 48/1B from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
779	SM-779	S118-M04	Thehsil Nagpur Rural, Village Borhedi, Sh.No 118, Parcel No.14, 15(New) 94.89(Old)	Existing Residential in Agriculture (A-2) Zone	Indicate existing land between survey parcels 39 and 36 (83 and 95 old) and update survey parcel number as per latest village map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
780	SM-780	S118-M05	Thehsil Nagpur Rural, Village Borhedi, Sh.No 118, Parcel No.100(Old) 147 (new)as per PLU	Waterbody	Delete water body from survey number (old) 147, 7, 6, and area so deleted be included in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pond/fum etc. subject to Note-III mentioned below.
781	SM-781	S118-M06	Thehsil Nagpur Rural, Village Borhedi, Sh.No 118, Parcel No.11(Old) 571 new)	Waterbody	Exclude from water body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pond/fum etc. subject to Note-III mentioned below.
782	SM-782	S118-M07	Thehsil Nagpur Rural, Village Dhuni, Sh.No 118, Parcel No.6/2	Reservation No. South A EXG-001	Exclude parcel 7/1 and 6/2 from Reservation South A EXG-001 and land so excluded be included in Industrial	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
783	SM-783	S118-M08	Thehsil Nagpur Rural, Village Dongargan - Sh.No 118, Parcel No.10	Part Existing Residential in Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-XIII mentioned below this table.
784	SM-784	S118-M09	Thehsil Nagpur Rural, Village Dongargan (73), Sh.No 118, Parcel No.16	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Modification Refused to sanction. The land use zone and proposals shall be as per the published plan under section 26.
785	SM-785	S118-M10	Thehsil Nagpur Rural, Village Dongargan (73), Sh.No 118, Parcel No.36	Agriculture (A-2) Zone	Exclude survey parcel 36/2 from Agriculture A2 and include in Residential	Modification Refused to sanction. The land use zone and proposals shall be as per the published plan under section 26.

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786	SM-786	S118-M11	Thehsil Nagpur Rural, Village Dongargaon (73), Sh.No 118, Parcel No.100	Residential (R-2) Zone	Exclude from Residential and include in Commercial	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
787	SM-787	S118-M12	Thehsil Nagpur Rural, Village Dongargaon (73), Sh.No 118, Parcel No.5/2, 5/3	Commercial Zone	Exclude from Commercial and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
788	SM-788	S118-M14	Thehsil Nagpur Rural, Village Mohgaon (74), Sh.No 118, Parcel No.69/1	Commercial Zone	Exclude survey parcel 69/1 from Commercial and include in Industrial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
789	SM-789	S118-M15	Thehsil Nagpur Rural, Village Mohgaon (74), Sh.No 118, Parcel No.30/1	Residential (R-2) Zone	Exclude survey parcel from Residential and include in Industrial	Refuse to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
790	SM-790	S118-M16	Thehsil Nagpur Rural, Village Mohgaon (74), Sh.No 118, Parcel No.6, 5/2A	Reservation No. South C-PG001	Delete Reservation South C-PG001 and area so deleted be included in Residential	Reservation South C-PG001 is reinstated as per published plan under section 26.
791	SM-791	S118-M19	Thehsil Hingna, Village Devalipeth, Sh.No 118, Parcel No.35, 36, 37	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for guathan population less than 5000 and 1000 mt. for guathan population more than 5000 as detailed mentioned in Note-II.
792	SM-792	S118-M21	Thehsil Hingna, Village Karhodi (48), Sh.No 118, Parcel No.76	Waterbody	Exclude from water body and Recreation Open Space and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
793	SM-793	S118-M22	Thehsil Hingna, Village Sirul, Sh.No 118, Parcel No.187	Reservation No.South C-PG001	Delete Reservation South C-PG001 and area so deleted be included in adjoining zone	Reservation South C-PG001 is reinstated as per published plan.
794	SM-794	S118-M23	Thehsil Hingna, Village Sirul, Sh.No 118, Parcel No.101/1, 102/1, 2	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude from Agriculture A2 and include in Residential	Modification Released to sanction. The land use zone and proposals shall be as per the published plan under section 26.
795	SM-795	S118-M24	Thehsil Hingna, Village Wadgaon (71), Sh.No 118, Parcel No.122/1	Recreation Open Space along Waterbody	Exclude survey parcel 122/1 from Recreation Open Space and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
796	SM-796	S118-M25	Thehsil Nagpur Rural, Village Bholi, Sh.No 118, Parcel No.100(old) 147 (new/ as per PLU)	S.No. of Village Bholi	Modify survey parcel numbers as per latest village map	Sanction the drafting error and modify survey parcel numbers as per latest village map.
797	SM-797	S118-M26	Thehsil Nagpur Rural, Village Waranga, Sh.No 118, Parcel No.140	Reservation No.V-APMC 001 Part Industrial Zone	Earmarked for IIT	i) Modification proposed by the Planning Authority is sanctioned for IIT. ii) The land to the North-East corner from survey parcel 141, 142 is deleted from V-APMC001 and shown as PSP use.
798	SM-798	S118-M27	Thehsil Nagpur Rural, Village Waranga, Sh.No 118, Parcel No.116	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in PSP	Modification is sanctioned along with Kh No 116, Kh No 115 and 116 is included in PSP Zone.
799	SM-799	S118-M28	Thehsil Nagpur Rural, Village Dongargan, 73, Sh.No 118, Parcel No.122	Recreation Open Space (ROS) Zone along Waterbody	Exclude from Recreation Open Space and include in adjoining Residential	Recreational Open Space is kept as per published under section 26.
800	SM-800	S118-M29	Thehsil Nagpur Rural, Village Bholi, Sh.No 118, Parcel No.87	Waterbody	Delete water body and area so deleted be included in adjoining Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondlian etc. subject to Note-III mentioned below.
801	SM-801	S118-M30	Thehsil Nagpur Rural, Village Bholi, Sh.No 118, Parcel No.44, 45, 46, 47	Waterbody	Delete water body and area so deleted be included in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondlian etc. subject to Note-III mentioned below.
802	SM-802	S118-M31	Thehsil Nagpur Rural, Village Waranga, Sh.No 118, Parcel No.140 (part)	Reservation No.V-APMC 001	Earmarked for Law University	Modification proposed by the Planning Authority is sanctioned for Law University.
803	SM-803	S118-M32	Thehsil Nagpur Rural, Village Waranga, Sh.No 118, Parcel No.140 (part)	Reservation No.V-APMC 001	Earmarked for KKS University	Modification proposed by the Planning Authority is sanctioned for KKS University.
804	SM-804	S119-M01	Thehsil Nagpur Rural, Village Dhudi, Sh.No 119, Parcel No.2/2, 65, 80/4	Reservation No. South A. EXG-001	Exclude survey parcels 22, 65, 80/4 from Reservation South A- EXG001 and land so excluded be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.

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805	SM-805	S119-M02	Thehsil Nagpur Rural, Village Dhuti, Sh.No 119, Parcel No.51/1	Waterbody	Exclude survey parcel 51/1 and 51/2 from water body and include in Agriculture A2. Shift Recreation Open Space zone within 50m on eastern edge of the parcel from the lake.	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, panchan etc. subject to Note-III mentioned below.
806	SM-806	S119-M03	Thehsil Nagpur Rural, Village Khutnari, Sh.No 119, Parcel No.56	Agriculture (A-2) Zone	Exclude parcels 12/1, 12/5, 12/6, 36, 70, 1/7, 16/3, 17/3, 17/4, 5/1, 5/2, 3, 62/2, 69/3, 56 and 52 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
807	SM-807	S119-M04	Thehsil Nagpur Rural, Village Khutnari, Sh.No 119, Parcel No.1/8/1, 1/8/2, 4	Existing Residential in Agriculture (A-2) Zone	Exclude parcels 1/8/2, 2, 1/4 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note XIII mentioned below this table.
808	SM-808	S119-M05	Thehsil Nagpur Rural, Village Mangrul, Sh.No 119, Parcel No.141/2, 143, 148	Agriculture (A-2) Zone	Exclude parcels 141/2, 143 and 148 from Agriculture A2 and include in Commercial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
809	SM-809	S119-M06	Thehsil Nagpur Rural, Village Nawarnari, Sh.No 119, Parcel No.(old)8a.m. 2/12 New 73.	Forest Zone	Exclude eastern portion of parcel 73 (survey 2/2A as per K-prat) from Forest and include in Residential	Refused to accord sanction. Land under modification included in Agriculture Zone.
810	SM-810	S119-M07	Village Nawarnari, Sh.No 119, parcel 73	Forest Zone	Exclude western portion of parcel 73 (survey 2/1 as per K-prat) from Forest and include in Agriculture A2	Refused to accord sanction. Land under modification included in Agriculture Zone.
811	SM-811	S119-M08	Thehsil Nagpur Rural, Village Nawarnari, Sh.No 119, Parcel No.3(5)(old) as per PLU S.No.74	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.

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1	2	3	4	5	6	7
812	SM-812	S119-M99	Thehsil Nagpur Rural, Village Parjri (Lodhi) 73, Sh.No 119, Parcel No.1,3,50/14kVZ/50/2/4kVZ/3] 50/3/4kVZ/3]56,57/3.5 8/1,58/2	Part Agriculture (A-2) Zone Part Residential (R-2) Zone	Survey parcels 1, 3, 50/1,2,3, 56, 57/3, 58/1,2 be included in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaolhan population less than 5000 and 1000 mt. for gaolhan population more than 5000 as detailed mentioned in Note-II.
813	SM-813	S119-M10	Thehsil Nagpur Rural, Village Parjri (Lodhi) 73, Sh.No 119, Parcel No.68	Existing Residential in Agriculture (A-2) Zone	Exclude parcels 68/1/3, 68/1/4 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
814	SM-814	S119-M11	Thehsil Nagpur Rural, Village Mangrul, Sh.No 119, Parcel No.52	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
815	SM-815	S119-M12	Thehsil Nagpur Rural, Village Wakeshwar, Sh.No 119, Parcel No.70/1, 71/2,72,73,74,75,76,81	Existing Residential in Agriculture (A-2) Zone	Include survey parcels 70/1, 70/2, 72, 73, 74, 75, 76, 81 and 82 in Residential. Maintain Recreation Open Space zone within distance of 25m from edge of the lake.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
816	SM-816	S119-M13	Thehsil Nagpur Rural, Village Wakeshwar, Sh.No 119, Parcel No.18/1	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 18/1 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-XIII mentioned below this table.
817	SM-817	S119-M15	Thehsil Nagpur Rural, Village Waranga, Sh.No 119, Parcel No.157	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-XIII mentioned below this table.
818	SM-818	S119-M16	Thehsil Nagpur Rural, Village Dhuti, Sh.No 119, Parcel No.25/4,25/5	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 25/4, 25/5 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-XIII mentioned below this table.

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819	SM-819	S119-M17	Thehsil Nagpur Rural, Village Tumdi, Sh.No 119, Parcel No. old new 23, 24/25	Agriculture (A-2) Zone	Exclude survey parcel 21 and 25 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
820	SM-820	S119-M18	Thehsil Nagpur Rural, Village Sukli, Sh.No 119, Parcel No. General	S.No. of Village Bothli	Update survey parcel numbers for entire village as per Amalgamation Map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
821	SM-821	S119-M19	Thehsil Nagpur Rural, Village Navarnari, Sh.No 119, Parcel No. 33	Forest Zone	Exclude from Forest and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
822	SM-822	S119-M22	Thehsil Nagpur Rural, Village Kharsarnari, Sh.No 119, Parcel No. 75, 78, 79, 31/1, 31/3	Part Residential (R-3) Zone, Part Recreational Open Space (ROS) Zone	Exclude parcel 31 from Public Utility and Recreation Open Space and include in Residential. Exclude parcel 32 from Residential and include in Public Utility as Cremation/Burial Ground. Apply Savings to parcel 75, 78, 79, 31/1, 31/3	Refuse to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
823	SM-823	S120-M01	Thehsil Unred, Village Matkarni, Sh.No 120, Parcel No. 14/1	Agriculture (A-2) Zone	Indicative pandham as per K-pral	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
824	SM-824	S120-M02	Thehsil Unred, Village Sukali, Sh.No 120, Parcel No. 32, 54/1, 62/2	Agriculture (A-2) Zone	Exclude survey parcel 62/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
825	SM-825	S120-M03	Thehsil Unred, Village Wadudh, Sh.No 120, Parcel No. 217, 254/1, 2, 3, 216/1, 2	Agriculture (A-2) Zone	Exclude survey parcel 217, 216/1, 216/2, 216/3, 254/1, 254/2, 254/3 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
826	SM-826	S120-M04	Thehsil Unred, Village Wadudh, Sh.No 120, Parcel No. 207/1B	Agriculture (A-2) Zone	Exclude survey parcel 207/1B from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.

SCHEDULE-A-Contd.

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827	SM-827	S120-M05	Thehsil Umred, Village Wadadhi, Sh.No 120, Parcel No.229/2,3	Agriculture (A-2) Zone	Exclude survey parcels 229/2, 229/3 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
828	SM-828	S120-M06	Thehsil Umred, Village Wadadhi, Sh.No 120, Parcel No.269/1,2, 272/1,2	Agriculture (A-2) Zone	Exclude survey parcels 269/1, 269/2, 272/1, 272/2 from Agriculture A2 and include in Residential.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
829	SM-829	S121-M01	Thehsil Umred, Village Sakali, Sh.No 121, Parcel No.12	Public Semi-Public Zone	Delete PSP block and area so released be included in Agriculture A2.	Sanction as proposed by the Planning Authority. Delete PSP block and area so released be included in Agriculture A2.
830	SM-830	S123-M01	Thehsil Hingna, Village Bibi, Sh.No 123, Parcel No.105	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
831	SM-831	S124-M02	Thehsil Hingna, Village Devali (78), Sh.No 124, Parcel No.21/1, 21/4, 21/5	Agriculture (A-2) Zone	Exclude survey parcel 21/1, 21/4, 21/5 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
832	SM-832	S124-M03	Thehsil Hingna, Village Dhokarda, Sh.No 124, Parcel No.11	Agriculture (A-2) Zone	Exclude survey parcel 10/1, 10/2, and 11 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
833	SM-833	S124-M04	Thehsil Hingna, Village Karholibara, Sh.No 124, Parcel No.418	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
834	SM-834	S124-M05	Thehsil Hingna, Village Khulki, Sh.No 124, Parcel No.98/2	Agriculture (A-2) Zone	Exclude survey parcel 98/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
835	SM-835	S124-M06	Thehsil Hingna, Village Khapuri (Gandhi) 68, Sh.No 124, Parcel No.24/2	Existing Road	Delete indication of existing road passing from survey parcel 30 to 24	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
836	SM-836	S124-M07	Thehsil Hingna, Village Wadadgiri (Rishi) 68, Sh.No 124, Parcel No.1	Existing Residential in Agriculture (A-2) Zone	Modify boundary of survey parcel 1, and village boundary, as shown. Exclude from Existing Residential in Agriculture A2 and include in Agriculture	Sanction as proposed by the Planning Authority. Modify boundary of survey parcel 1, and village boundary, as shown. Exclude from Existing Residential in Agriculture A2 and include in Agriculture.

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837	SM-837	S124-M09	Thehsil Hingna, Village Khadki, Sh.No 124, Parcel No.105/2	Agriculture (A-2) Zone	Exclude survey parcel 105/2 from Agriculture and include in Residential.	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
838	SM-838	S125-M02	Thehsil Hingna, Village Kinhi (Sukali) 70, Sh.No 125, Parcel No.79	Agriculture (A-2) Zone	Exclude part of survey parcel 79 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification.
839	SM-839	S125-M03	Thehsil Hingna, Village Tokalghat ----- Khapri (More) 78, Sh.No 125, Parcel No.From 46, 52 (Khapri More) to 56 (Tokalghat)	Agriculture (A-1) Zone	Indicate water channel as marked	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pandhan etc. subject to Note-III mentioned below.
840	SM-840	S123-M05	Thehsil Hingna, Village Murzari, Sh.No 125, Parcel No.1,3,4,5	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
841	SM-841	S125-M06	Thehsil Hingna, Village Murzari, Sh.No 125, Parcel No.76	Residential (R-4) Zone	Exclude from Residential and include in Industrial	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
842	SM-842	S125-M07	Thehsil Hingna, Village Pigni, Sh.No 125, Parcel No.29, 37	Part Agriculture (A-2) Zone, Part Road	Exclude from Agriculture A2 and include in Residential. Indicate existing road as western boundary of parcel 29	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
843	SM-843	S125-M09	Thehsil Hingna, Village Tokalghat, Sh.No 125, Parcel No.182	Public Semi-Public Zone	Delete PSP for school from parcel 182 and area so deleted be included in Residential. Indicate school in survey parcel 181	Sanction as proposed by the Planning Authority. Delete PSP for school from parcel 182 and area so deleted be included in Residential.
844	SM-844	S125-M10	Thehsil Hingna, Village Tokalghat, Sh.No 125, Parcel No.176/A, 177/A, 178/A, 179, 180, 170	15 m wide DP Road	Delete proposed 15m wide road and area so deleted be included in adjoining Residential zone	Modification proposed to be sanctioned. Delete proposed 15m wide road and area so deleted be included in adjoining Residential Zone.

SCHEDULE-A-Contd.

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845	SM-845	S125-M11	Thehsil Hingna, Village Takalghat, Sh.No 125, Parcel No.7	Public Semi-Public Zone	Delete PSP and text "School" and area deleted be included in adjoining Residential zone	Modification sanction as proposed by the Planning Authority. Delete PSP and text "School" and area deleted be included in adjoining Residential zone.
846	SM-846	S125-M12	Thehsil Hingna, Village Takalghat, Sh.No 125, Parcel No.99, 100	Public Semi-Public Zone	Exclude northern portion of parcel 99 from Commercial and include in PSP. Exclude southern portion of parcel 99 from PSP and include in Residential	Modification sanction as proposed by the Planning Authority. Exclude northern portion of parcel 99 from Commercial and include in PSP. Exclude southern portion of parcel 99 from PSP and include in Residential as shown on plan.
847	SM-847	S125-M14	Thehsil Hingna, Village Mundiwa (Mahure) 69, Sh.No 125, Parcel No.85	Waterbody	Delete water body and indicate as existing road	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pond/dam etc. subject to Note-III mentioned below.
848	SM-848	S125-M15	Thehsil Hingna, Village Marzani, Sh.No 125, Parcel No.10	Waterbody	Delete water body and land so deleted be included in Residential	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pond/dam etc. subject to Note-III mentioned below.
849	SM-849	S125-M16	Thehsil Hingna, Village Kinhi (Sukuli) 70, Sh.No 125, Parcel No.56	Industrial Zone	Exclude from Industrial and include in Forest	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
850	SM-850	S126-M01	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.19	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
851	SM-851	S126-M02	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.30	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
852	SM-852	S126-M04	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.78	Reservation No.South D-PG005	Shift Reservation South D-PG005 into southern portion of the same parcel 78, between parcel 76 and 77. Area so released be included in Residential	Reservation South D-PG005 is reinstated as per published under section 26. Modification refused to sanction.
853	SM-853	S126-M05	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.82	Reservation No.South D-PG004	Exclude eastern half of survey parcel 82 from Reservation South D-PG004 and area so excluded be included in Residential	Reservation South D-PG004 is reinstated as per published plan under section 26. Modification refused to sanction.

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854	SM-854	S126-M07	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.225	Reservation No.South D-PG001	Delete Reservation, South D-PG001 and area so excluded be included in Agriculture A2	Reservation South D-PG001 is reinstated as per published plan under section 26.
855	SM-855	S126-M08	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.161/A/1	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
856	SM-856	S126-M09	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.173, 174, 175, 178, 179, 180, 181, 182, 183, 187, 188, 232, 233, 234, 236, 244, 245	Reservation No.South D-PG007	Delete Reservation South D-PG007 and exclude the marked area from NMA boundary.	i) The boundary of notified SEZ is to be shown as per final approval. ii) Site No.South D-PG007 is reinstated as per published plan under section 26.
857	SM-857	S126-M10	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.23/B/2	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 23/B/2 from Existing Residential in Agriculture A2 include in Residential	Modification proposed to be sanction subject to Note-XIII mentioned below this table.
858	SM-858	S126-M12	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.283/1,2,3 and 4	Agriculture (A-2) Zone	Exclude survey 283/1, 282/2, 282/3, 282/4 from Agriculture A2 and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
859	SM-859	S126-M14	Thehsil Nagpur Rural, Village Borkhedli (74), Sh.No 126, Parcel No.163	Reservation No.South C-PG005	Delete Reservation South C-PG005 and area so deleted be included in Residential	Reservation South C-PG005 is reinstated as per published plan under section 26.
860	SM-860	S126-M15	Thehsil Nagpur Rural, Village Borkhedli (74), Sh.No 126, Parcel No.123, 125, 128	Railway line in Agriculture (A-2) Zone	Delete railway siding	Sanction as proposed the drafting error.
861	SM-861	S126-M17	Thehsil Nagpur Rural, Village Borkhedli (74), Sh.No 126, Parcel No.158, 169, 162/1,2,3d	Residential (R-2) Zone	Exclude from Residential and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
862	SM-862	S126-M18	Thehsil Nagpur Rural, Village Borkhedli (74), Sh.No 126, Parcel No.161/1 A	Public Semi-Public Zone	Exclude survey parcels 161/1A, 161/2, 161/3 and 161/4 from PSP and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.

SCHEDULE-A-Contd.

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863	SM-863	S126-M19	Thehsil Nagpur Rural, Village Kolar, Sh.No 126, Parcel No.22	Part Agriculture (A-1) Zone, Part Agriculture (A-2) Zone	Exclude survey parcel 22, 30, and 32/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
864	SM-864	S126-M20	Thehsil Nagpur Rural, Village Rengapur, Sh.No 126, Parcel No.20	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
865	SM-865	S126-M21	Thehsil Nagpur Rural, Village Rengapur, Sh.No 126, Parcel No.42	Reservation No.South C-PQ004	Delete Reservation South C-PQ004 and area so deleted be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
866	SM-866	S126-M22	Thehsil Nagpur Rural, Village Rengapur, Sh.No 126, Parcel No.120	Reservation No.South C-MD001	Delete Reservation South C-MD001 and land so deleted be included in Residential	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
867	SM-867	S126-M23	Thehsil Nagpur Rural, Village Rengapur, Sh.No 126, Parcel No.146	Residential (R-2) Zone	Exclude from Residential and include in Commercial	Sanction as proposed and shown as existing use.
868	SM-868	S126-M24	Thehsil Nagpur Rural, Village Rengapur, Sh.No 126, Parcel No.11/2, 14	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 11/2 and 14 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note XIII mentioned below this table.
869	SM-869	S126-M25	Thehsil Nagpur Rural, Village Rengapur, Sh.No 126, Parcel No.28/1,2	Recreation Open Space along Waterbody	Exclude survey parcels 28/1 and 28/2 from Recreation Open Space and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
870	SM-870	S126-M26	Thehsil Nagpur Rural, Village Rengapur, Sh.No 126, Parcel No.29 B	Reservation No. South C-PK002	Exclude from Reservation South C-PK002 and remaining area of survey parcel 29B outside of Recreation Open Space along river be included in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.

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871	SM-871	S126-M27	Thehsil Nagpur Rural, Village Rui Khairi, Sh.No 126, Parcel No.139 to 148	Reservation No. South D-PK002	Include portion of survey parcel 30- and 31 that is under Recreation Open Space along river in Reservation South C PK-002	Reservation reinstated for South D-PK002 as per published plan under section 26.
872	SM-872	S126-M28	Thehsil Nagpur Rural, Village Rui Khairi, Sh.No 126, Parcel No.34, 77, 78	Industrial Zone	Delete Reservation South D-PK002 from parcel 139 to 148 and land so deleted be included in Residential. Shift Reservation South D-PK-002 on north side of survey parcel 139, 140 and 142, 143.	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
873	SM-873	S126-M29	Thehsil Nagpur Rural, Village Rui Khairi, Sh.No 126, Parcel No.82, 83	Industrial Zone	Exclude survey parcels 34, 77, 78, 43 and 75/1 from Industrial and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
874	SM-874	S126-M30	Thehsil Nagpur Rural, Village Sonurfi, Sh.No 126, Parcel No.91	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
875	SM-875	S126-M32	Thehsil Hingna, Village Sukali (77), Sh.No 126, Parcel No.3	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcel 3 and 4/1 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 mentioned below this table.
876	SM-876	S126-M37	Thehsil Nagpur Rural, Village Kimpur (75), Sh.No 126, Parcel No.16	Forest Zone	Exclude from Forest and indicate as Pandhan	Sanction the proposed modification made by the Planning Authority in respect of dralstmm's error subject to Note-IV mentioned below.
877	SM-877	S126-M39	Thehsil Nagpur Rural, Village Kimpur (75), Sh.No 126, Parcel No.12	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
878	SM-878	S126-M40	Thehsil Nagpur Rural, Village Kinnapur (75), Sh.No 126, Parcel No.9/1, 18/1	Agriculture (A-1) Zone	Exclude survey parcels 9/1 and 18/1 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
879	SM-879	S126-M42	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.289, 290, 292, 274, 275	Agriculture (A-1) Zone	Exclude Agriculture A1 and include in Residential	Refused to accord sanctions the proposed modification. The land use zone shall be No Development Zone as per the published plan under section 26.
880	SM-880	S127-M01	Thehsil Nagpur Rural, Village Ghosi, Sh.No 127, Parcel No.87/2	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcel 87/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
881	SM-881	S127-M02	Thehsil Nagpur Rural, Village Deoli (Gajar), Sh.No 127, Parcel No.103	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
882	SM-882	S127-M03	Thehsil Nagpur Rural, Village Kolar, Sh.No 127, Parcel No.210/1	Waterbody	Delete waterbody and text "Zari Nala" and area so released be included in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, minis, ROS, pandhan etc. subject to Note-III mentioned below.
883	SM-883	S127-M04	Thehsil Nagpur Rural, Village Kolar, Sh.No 127, Parcel No.251/3	Agriculture (A-1) Zone	Exclude survey parcel 251/3 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
884	SM-884	S127-M05	Thehsil Nagpur Rural, Village Pursodi (Gokhale), 75, Sh.No 127, Parcel No.60(1)	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 6/3, 6/4, 6/5 and 7/1, 7/2, 7/3, 7/4 from Existing Residential in Agriculture A2 and include in Residential and apply Savings	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note-XIII mentioned below this table.
885	SM-885	S127-M06	Thehsil Nagpur Rural, Village Sinddivihiri, Sh.No 127, Parcel No.50 (new) 82 (old)	Forest Zone	Exclude from Forest and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
886	SM-886	S127-M07	Thehsil Nagpur Rural, Village Sinddivihiri, Sh.No 127, Parcel No.7,3	Forest Zone	Exclude from Forest and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.

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887	SM-887	S127-M08	Thehsil Nagpur Rural, Village Tundi, Sh.No 127, Parcel No.37, 42, 44, 46, 44, 49.	Agriculture (A-2) Zone	Exclude from Agriculture A2 and Existing Residential in Agriculture A2, and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.
888	SM-888	S130-M01	Thehsil Hingna, Village Asola, Sh.No 130, Parcel No.15/A, 16/L, 23B, 27, 232.	Agriculture (A-2) Zone	Exclude survey parcel 15/A, 16/L, 23B, 27, 232 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
889	SM-889	S130-M02	Thehsil Hingna, Village Asola, Sh.No 130, Parcel No.52/A	Agriculture (A-2) Zone	Exclude survey parcel 52/A, 52/B and 52/B from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
890	SM-890	S130-M03	Thehsil Hingna, Village Asola, Sh.No 130, Parcel No.102, 11/1, 11/2, 53, 54, 55A, 55B	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcels 10/2, 11/1, 11/2, 53, 54, 55A, 55B from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
891	SM-891	S130-M04	Thehsil Hingna, Village Haladgaon, Sh.No 130, Parcel No.75, 76	Agriculture (A-2) Zone	Exclude entire survey parcels 75 and 76 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaonhan population less than 5000 and 1000 mt. for gaonhan population more than 5000 as detailed mentioned in Note-II.
892	SM-892	S130-M05	Thehsil Hingna, Village Asola, Sh.No 130, Parcel No.12, 13	Waterbody	Exclude from Water Body and indicate as pondhan	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhan etc. subject to Note-III mentioned below.
893	SM-893	S130-M06	Thehsil Hingna, Village Sawangi (D) 79, Sh.No 130, Parcel No.2	Public Semi-Public Zone	Delete PSP (school) and include entire parcel 2 in Residential. Indicate existing "School" on parcel 126	Sanction as proposed by the Planning Authority as drafting error. Delete PSP (school) and include entire parcel 2 in Residential. Indicate existing "School" on parcel 126 as shown on plan.
894	SM-894	S131-M01	Thehsil Nagpur Rural, Village Borchedi (Railway) 80, Sh.No 131, Parcel No.100, 102	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone shall be as per published plan under section 26.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
895	SM-895	S131-M03	Thehsil Nagpur Rural, Village Borkhed (Railway) 80, Sh.No 131, Parcel No.60	Reservation No. South D-UJESR001	Indicate designation of Reservation SOUTH D-UJESR001. Reservation can be shifted within the same survey parcel 60 in the layout open space.	Refused to accord sanction the modification. Reservation South D-UJESR001 is reinstated as per published plan under section 26.
896	SM-896	S131-M05	Thehsil Nagpur Rural, Village Dawalpath (Rithi), Sh.No 131, Parcel No.52/4	Mines and Quarries Zone	Exclude from Mines and Quarries and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.
897	SM-897	S131-M06	Thehsil Nagpur Rural, Village Dawalpath (Rithi), Sh.No 131, Parcel No.112/1	Industrial Zone	Exclude survey parcel 112/1 from Industrial and include in Commercial	Refused to accord sanction the modification. The Land use shall be as per published plan under section 26.
898	SM-898	S131-M07	Thehsil Nagpur Rural, Village Tarsi, Sh.No 131, Parcel No.88	Existing Road	Shift indication of existing road along boundaries of parcels 81, 73, and 72	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.
899	SM-899	S131-M08	Thehsil Nagpur Rural, Village Tarsi, Sh.No 131, Parcel No.201, 202, 205	18 m wide DP Road.	Delete proposed 18m wide road passing through parcels 217, 193, 194, 215, 201, 202 and realign the same through parcels 206, northern boundary of 215, and 205.	18 mt. wide DP road is reinstated as per published plan under section 26 of MRCTP Act, 1966.
900	SM-900	S131-M09	Thehsil Nagpur Rural, Village Dawalpath (Rithi), Sh.No 131, Parcel No.101, 103, 105, 107	Transportation Zone	Exclude from Transportation and include in adjoining zone	Sanction the proposed modification made by the Planning Authority in respect of draftsmen's error subject to Note-IV mentioned below.
901	SM-901	S131-M10	Thehsil Nagpur Rural, Village Dawalpath (Rithi), Sh.No 131, Parcel No.126, 135	Part Residential (R-2) Zone, Part Waterbody.	Area marked to be included in adjoining Industrial zone	Sanction as proposed by the Planning Authority.
902	SM-902	S131-M11	Thehsil Nagpur Rural, Village Tarsi, Sh.No 131, Parcel No.14, 22, 21, 86, 81, 88, 89	Defence Area	Exclude from Defence area and include in Agriculture A2	Modification is sanctioned in view of decision as mentioned in S131-M01.

1	2	3	4	5	6	7
903	SM-903	S132-M01	Thehsil Nagpur Rural, Village Dongargaon (76), Sh.No 132, Parcel No.31	Forest Zone	Exclude from Forest and include in Residential	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
904	SM-904	S132-M02	Thehsil Nagpur Rural, Village Dongargaon (76), Sh.No 132, Parcel No.22,23 (As per layout plan attached)	Reservation No. South D-PK/006	Delete Reservation South D-PK/006 and area so deleted be included in Residential. Apply savings to parcels 32/2 and 32/1. Access to remaining reservation be provided through parcel 22	The proposed reservation is reinstated as per published plan under section 26 of MR & TP Act, 1966. However, prior to publication of this Development Plan, if any development permission is granted and which is still valid, then land under such valid development permission shall exclude from the reservation for the purpose for which permission is granted. The remaining land is continued in the Reservation.
905	SM-905	S132-M03	Thehsil Nagpur Rural, Village Jagdishwar, Sh.No 132, Parcel No.51	Residential (R-1) Zone	Exclude from Residential and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
906	SM-906	S132-M04	Thehsil Nagpur Rural, Village Jagdishwar, Sh.No 132, Parcel No.63/ 63/2, 63/3	Agriculture (A-2) Zone	Exclude survey parcels 63/1,2,3 from Agriculture A2 and include in Residential. Refer to S132-M17 for area under proposed 60m wide road as per sanctioned Regional Plan	Refuse to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
907	SM-907	S132-M05	Thehsil Nagpur Rural, Village Karbulgaon (82), Sh.No 132, Parcel No.31	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
908	SM-908	S132-M06	Thehsil Nagpur Rural, Village Kihinhinkali, Sh.No.132, Parcel No.12, 17	Waterbody	Delete water body and area so released be included in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhian etc. subject to Note-III mentioned below.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
909	SM-909	S132-M07	Thehsil Nagpur Rural, Village Pipardol (Rithi), Sh.No 132, Parcel No.88	Existing Residential in Agriculture (A-2) Zone	Exclude from Residential in Agriculture A2 and include in M17 for area under proposed 60m wide road as per sanctioned Regional Plan	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-XIII mentioned below this table.
910	SM-910	S132-M08	Thehsil Nagpur Rural, Village Pipardol (Rithi), Sh.No 132, Parcel No.27	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
911	SM-911	S132-M10	Thehsil Nagpur Rural, Village Sonegaon (Bori) 82, Sh.No 132, Parcel No.215, 206	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
912	SM-912	S132-M10	Thehsil Nagpur Rural, Village Sonegaon (Bori) 82, Sh.No 132, Parcel No.208	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
913	SM-913	S132-M11	Thehsil Nagpur Rural, Village Sonegaon (Bori) 82, Sh.No 132, Parcel No.219	Part 60.0 m wide Road, Part Agriculture (A-2) Zone	Exclude from Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-XIII mentioned below this table.
914	SM-914	S132-M13	Thehsil Nagpur Rural, Village Walboda, Sh.No 132, Parcel No.43/1	Reservation No.South D PG-006	Delete Reservation South D PG-006 and area so deleted be included in Agriculture A2	Reservation reinstated as per published plan under section 26.
915	SM-915	S132-M14	Thehsil Nagpur Rural, Village Sonegaon (Bori) 82, Sh.No 132, Parcel No.211/1, 2	Agriculture (A-2) Zone	Exclude parcels 211/1, 211/2, 215/1 and 215/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
916	SM-916	S132-M14	Thehsil Nagpur Rural, Village Sonegaon (Bori) 82, Sh.No 132, Parcel No.215/1, 2	Agriculture (A-2) Zone	Exclude parcels 211/1, 211/2, 215/1 and 215/2 from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.

1	2	3	4	5	6	7
917	SM-917	S132-M15	Thelail Nagpur Rural, Village Wathoda, Sh.No 132, Parcel No.85, 86, 88, 89, 92	Part 60.0 m wide Road, Part Agriculture (A-2) Zone	Exclude from Residential in Agriculture A2 and include in Residential and apply Savings	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-XIII mentioned below this table.
918	SM-918	S132-M09	Thelail Nagpur Rural, Village Dongargan (Bori) 82, Sh.No 132, Parcel No.194	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
919	SM-919	S132-M18	Thelail Nagpur Rural, Village Sonarli, Sh.No 132, Parcel No.31	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
920	SM-920	S132-M19	Thelail Nagpur Rural, Village Sonarli, Sh.No 132, Parcel No.21, 33/2, 23/1, 23/2-B, 26	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
921	SM-921	S132-M20	Thelail Nagpur Rural, Village Wathoda, Sh.No 132, Parcel No.1	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude from Agriculture A2 and include in Residential and apply Savings Refer to S132-M17 for area under proposed 60m wide road as per sanctioned Regional Plan	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
922	SM-922	S132-M22	Thelail Nagpur Rural, Village Wathoda, Sh.No 132, Parcel No.147	Reservation No. South D-FR001	Delete Reservation South D-FR001 and area so deleted be included in Residential	Reservation South D-FR001 is reinstated as per published plan under section 26.
923	SM-923	S132-M23	Thelail Nagpur Rural, Village Dongargan (76), Sh.No 132, Parcel No.43/2 As per village map enclosed.	S.No. of Village Dongargan	Update survey parcel numbers as per latest revenue map	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.

SCHEDULE-A-Contd.

1	2	3	4	5	6	7
924	SM-924	S132-M24	Thehsil Nagpur Rural, Village Kihludnalkali, Sh.No 132, Parcel No.1, 2, 3, 216, 217, 218	Blue Line, Red Line in Agriculture (A-2) Zone	Delete Red and Blue line	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
925	SM-925	S135-M01	Thehsil Nagpur Rural, Village Chimsazari, Sh.No 135, Parcel No.98	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Commercial	Refused to accord sanction the proposed modification. The land use zone and proposals shall be as per the published plan under section 26.
926	SM-926	S135-M02	Thehsil Nagpur Rural, Village Songaon (Sim) 86, Sh.No 135, Parcel No.24/1 (old), 35 (new)	Forest Zone	Exclude from Forest and include in Agriculture A1	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
927	SM-927	S135-M03	Thehsil Nagpur Rural, Village Wadamuraja (Rithi), Sh.No 135, Parcel No.5/2	Agriculture (A-1) Zone	Exclude survey parcel 5/2 from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
928	SM-928	S135-M05	Thehsil Nagpur Rural, Village Brahmani Parcel No.115, 116, 117, 118, 120, 121, 122, 123, 124, 125, 126, 128 Chimsazari, Parcel No.63 Sh.No 135.	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Industrial	The modification made by Planning Authority for Industrial Zone is refused to accord sanction. However the Industrial development permission is allow in No Development Zone as per the DCR.
929	SM-929	S136-M01	Thehsil Nagpur Rural, Village Alagondi, Sh.No 136, Parcel No.168	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
930	SM-930	S136-M02	Thehsil Nagpur Rural, Village Rama, Sh.No 136, Parcel No.28 (New)	Forest Zone	Exclude from Forest and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
931	SM-931	S136-M03	Thehsil Nagpur Rural, Village Rama, Sh.No 136, Parcel No.83 (New)	Forest Zone	Exclude from Forest and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.

1	2	3	4	5	6	7
932	SM-932	S136-M04	Thehsil Nagpur Rural, Village Ramu, Sh.No 136, Parcel No.147	Forest Zone	Exclude from Forest and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
933	SM-933	S136-M05	Thehsil Nagpur Rural, Village Ramu, Sh.No 136, Parcel No.148, 149	Waterbody	Exclude from water body and include in Agriculture A2	Sanction the proposed modification made by the Planning Authority in respect of water bodies, canals, nallas, ROS, pondhath etc. subject to Note-III mentioned below.
934	SM-934	S136-M06	Thehsil Nagpur Rural, Village Alagundi, Sh.No 136, Parcel No.50/1,50/2,50/3,51/1/ Kh.52/B.67	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification as development is permitted within the revised peripheral distance of 750 mt. for gaathan population less than 5000 and 1000 mt. for gaathan population more than 5000 as detailed mentioned in Note-II.
935	SM-935	S138-M01	Thehsil Nagpur Rural, Village Sonnegon (Sim) 86, Sh.No 138, Parcel No.137 (New)	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
936	SM-936	S139-M01	Thehsil Nagpur Rural, Village Tamawadi, Sh.No 139, Parcel No.31, 32, 33	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I mentioned below this table.
937	SM-937	S139-M02	Thehsil Nagpur Rural, Village Dabeli, Sh.No 139, Parcel No.12	Forest Zone	Exclude from Forest and include in Agriculture A1	Sanction the proposed modification made by the Planning Authority in respect of draftsman's error subject to Note-IV mentioned below.
938	SM-938	--	Kh.No.12, Village Gonthi, Sh.No 56	Kh.No.12, Village Gonthi, Sh.No 56 is in A2 Zone	Kh.No.12, Village Gonthi, Sh.No 56 is in A2 Zone	Land from Kh.No.12, Village Gonthi, Sh.No 56 is shown as existing Industrial.
939	SM-939	--	Area adjoining to Khaparkhedu and Koradi Thermal Power Stations.	Area adjoining to Khaparkhedu and Koradi Thermal Power Stations in Agriculture Zone.	Area adjoining to Khaparkhedu and Koradi Thermal Power Stations in Agriculture Zone.	The area adjoining to Khaparkhedu and Koradi Thermal Power Stations is included in Industrial Zone as per the Fly Ash Utilization Policy and as communicated vide letter No.701, dated 27/10/2017 issued by Managing Director, MAHAGA MS.

Note-I - Committed Development / Permission - Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final NA before publication of draft DP, shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. In such revision of cases, the premium if any shall not be applicable for the originally approved land use and FSI. However, premium shall be applicable if revision of cases applied for the additional FSI irrespective of its confirmative zoning. Also any zone change is sanction Under Section 20(4) of MR & TP Act, 1966 prior to this notification irrespective of land shown in any zone excluding reservation shall be continued to be valid for that Respective Purpose and Floor Space Index.

Note-II - Peripheral Development along Gaothan boundaries - The peripheral residential area shown along the Gaothan in the villages excluding the area of under nine urban centres is deleted and land thereunder included in Agriculture Zone. The development along the periphery of the gaothan shall be allowed within the revised peripheral distance from Gaothan *i.e.* 750 mt. distance for gaothan population less than 5000 and 1000 mt. distance for gaothan population more than 5000 subject to other condition mentioned in Appendix-L of the NMA DCPR.

Note-III - Error regarding existing nalas, river, canal, lake and like water bodies, pandhan etc. -

(a) The Metropolitan Commissioner may correct the draftsman's / typographical errors on Development Plan in respect of showing alignment of existing nalas, river, canal, lake and like water bodies, pandhan (village roads) etc. by taking into account a Revenue/Land Record or City Survey, village map and other revenue records, as the case may be, in consultation with Joint Director, Nagpur Division, Nagpur. The Metropolitan Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.

(b) The width of Recreational Open Space (ROS) along the water bodies should be consider as 50 mt. for major River, 36 mt. for minor River. The building line along nalas, shall be as per the DCPR. The modifications proposed in respect of ROS are sanctioned considering these widths of ROS. The land released considering this width of ROS shall deemed to be included in the adjoining zone / reservations if any. If the width of ROS is less than what is stated above, in such case the authority shall insist the required width as mentioned here.

Note-IV - Draftsman's error - Draftsman's errors which are required to be corrected as per actual situation on site and / or correction in existing boundaries of the establishments is required to be corrected as per city survey record or revenue record or as per acquisition and possession of lands or as per valid sanctioned layout etc. may be corrected by the Metropolitan Commissioner in consultation with Joint Director, Town Planning, Nagpur Division, Nagpur. In respect of High Tension Line, the alignment shown on DP is to be corrected or deleted wherever required by the Metropolitan Commissioner in consultation with the concerned department. However, due to shifting or deletion of such High Tension Line, the land use zone of lands (before shifting) under H.T. Line shall be the zone of adjoining land.

The Metropolitan Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.

Note-V - Quarry to Park Zone - Proposed Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 excluding the modification shown in Schedule-A and Schedule-B. However, the existing operational quarries area continue to be in operation. The existing uses within these zones such as bricks kilns, fly ash bricks, cremation ground etc. shall be continued for the respective purposes. The development after the closing of existing quarries shall be as per the closing policies of the respective department. Though the land under this zone are included in Quarry to Park Zone, the uses and development activities as per the uses included in No Development Zone of DCPR shall only be permissible subject to due NOC from the respective department.

However, the private lands which are included in Quarry to Park Zone shall deemed to be included in the adjacent zone and Metropolitan Commissioner shall grant development permission accordingly.

Note-VI - Mines and Quarry Zones - Proposed Existing Mines and Quarry Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 excluding the modification shown in Schedule- A and Schedule-B. However, the existing uses within these zones such as bricks kilns, fly ash bricks, cremation ground etc. shall be continued for the respective purposes. The mining and quarry operation shall not be permitted within the restrictive area as per their prevailing regulations. The development after the closing of existing mining areas / quarries shall be as per the closing policies of the respective department. However, the private lands which are included in Mines and Quarry Zone shall deemed to be included in the adjacent zone and Metropolitan Commissioner shall grant development permission accordingly.

Note-VII - Exclusion from the area of NMA - The areas of Municipal Councils / Nagar Panchayats newly established under the provision of Maharashtra Municipal Councils and Industrial Township Act, 1965 shall be excluded from the NMA Area. The Existing areas of cantonment and Municipal Councils are also excluded from the planning area of NMA. In view of this, the modification within such area shall also be refused. The proposals of sanctioned Regional Plan will prevail in such areas till the publication of draft Development Plan prepared under the provisions of MRTP Act, 1966.

Note-VIII - Sanctioned Townships Area - The Special Township Projects which are sanctioned under erstwhile regulations and shown in this Development Plan by virtue of modification by the Planning Authority shall be allowed to be continued subject to payment of premium (though it is shown in Residential Zone or not) under revised Integrated Township Policy sanctioned vide Government Notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 09/11/2016.

Note-IX - The areas of reserved sites as mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site.

Note-X - The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification and by an order in writing.

Note-XI - On lands acquired for public purpose from the earlier Sanctioned Development Plan where reservation is continued in this revised Development Plan for the an other public purpose, in such cases such lands shall be available as per revised Development Plan reservation for public purpose.

Note-XII - Existing boundaries of the establishments like MIDC, Koradi and NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected as per city survey record or revenue record or as per acquisition and possession of lands by the Metropolitan Commissioner in consultation with Joint Director, Town Planning, Nagpur Division, Nagpur.

Note-XIII - Existing Residential development in A-1 Existing Residential in A-2, Existing Residential in Mines and Quarries, Existing Residential in Industrial, Existing Residential in Recreational Open Space, Existing Industrial in Recreational Open Space -

Existing Residential development is to be continued in above zone for the residential purpose with prior approval of Metropolitan Commissioner and subject to following conditions:-

(i) Any development permission granted or any development proposal for which any action is taken to allow development permissions under the erstwhile Regulation / or Act and which still valid and any change of zone is approved under section 20(4) of MR & TP Act, 1966 or notice under section 20(3) is issued prior to this notification shall be continued to be valid for that Respective Purpose. For the land for which notice under Section 20(3) is published but final notification under Section 20(4) is not issued then in such cases zone change premium considering at the rate 30% of said land as mentioned in current ASR shall be recovered while allowing residential development.

(ii) The unauthorised construction, unauthorised construction of the farm houses and unauthorised layout shall be regularised considering the provisions of prevailing DCP R and under Regularisation Policy applicable to NMA area subject to following conditions:-

(a) Approach roads of adequate width as per DCPR shall be required and insisted while allowing permission.

(b) Infrastructure facilities like water supply, sewerage etc. shall be provided and developed by the owner / developer.

(c) Recreational Open Space wherever required shall be provided as per the DCPR.

(d) The land use conversion premium at the rate 30% of said land as mentioned in current ASR shall be recovered while allowing residential development as per the above conditions.

(iii) Structure which is included in any Buffer Zone, Flood line, Recreational Open Space, Green Belt, Hill-top / Hill-slope area, Forest land, Defence land, Quarry to Park Zone, Mines and Quarries Zone also in any Development Plan reservation shall not be regularised.

(iv) The structures which are not regularised as per above guidelines shall be treated as an unauthorised structures as per the MR & TP Act, 1966 and in that case also the basic Land Use Zone shall prevail.

Note-XIV - Existing Features Shown On Development Plan - The existing features shown on Development Plan are indicative and stand modified on Development Plan as per actual position. Merely mention of particular existing use on Development Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.

This Notification shall also be published on the Government web-site at www.maharashtra.gov.in. (कायदे व नियम).

By order and in the name of the Governor of Maharashtra,

SANJAY SAOJI,
Deputy Secretary.

भाग १-अ (असा.)(ना.वि.पु.), म.शा.रा., अ.क्र. ५.

URBAN DEVELOPMENT DEPARTMENT,

Mantralaya, Mumbai-400 032 ;

Dated the 5th January 2018.

NOTICE

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No. TPS-2416/CR-122(B)/2016/EP/UD-9:-

Whereas, the Government in Urban Development Department *vide* Notification No. TPS-1899/1191/C.R.80/99/UD-13, Dated the 23rd July, 1999, issued in exercise of the powers conferred by clause (c) of Article 243-P of the Constitution of India read with clause (c) of Section 2 of the Maharashtra Metropolitan Planning Committees (Continuance of Provisions) Act, 1999 (Mah. V of 2000) has declared an area, around the City of Nagpur, as specifically described in the Schedule appended to the Notification as "Nagpur Metropolitan Area" (hereinafter referred to as "the said Nagpur Metropolitan Area") ;

And whereas, in exercise of the powers conferred by Section 40(I) & (IB) of the Maharashtra Regional Town Planning Act, 1966 (Mah.XXXVII of 1966) (hereinafter referred as "the said Act."), the Nagpur Improvement Trust constituted under the Nagpur Improvement Trust Act, 1936 (C.P. and Berar XXXVI of 1936) is appointed as the Special Planning Authority (hereinafter referred to as "the said Special Planning Authority") for the said Nagpur Metropolitan Area *vide* Government in Urban Development Department Notification No. TPS-2409/2890/ C.R.356/UD-9, Dated the 31st August, 2010, (hereinafter referred to as "the said Notification");

And whereas, the said Special Planning Authority under its General Body Resolution No.2/1106, Dated 24/02/2012 has prepared the Draft Development Plan after following the due procedure as mentioned in the said Act and published the Draft Development Plan along with Development Control Regulations for the said Nagpur Metropolitan Area (hereinafter referred to as "the said Draft Development Plan") under Section 26 (I) of the Maharashtra Regional & Town Planning Act, 1966 for inviting suggestions and objections from general public (hereinafter referred to as "the said Act") and notice to that effect has appeared in extra Ordinary Maharashtra Government Gazette, in Nagpur Division, Part - 1-A supplement, Dated 26/02/2015 ;

And whereas, after considering the suggestions and objections received on the said Draft Development Plan within stipulated period, and giving opportunity of being heard the Planning Committee appointed under Section 28 (2) of the said Act, has submitted its Report to the said Planning Authority on 24/06/2016;

And whereas, in accordance with the provisions of Section 28(4) of the said Act, the Planning Authority after considering the report of the Planning Committee makes some modification in the said Draft Development Plan and Notice to that effect is published in Maharashtra Govt. Gazette, Dated 24/08/2016, and then in accordance with the provisions of sub-section (I) of Section 30 of the Said Act, the said Planning Authority has submitted the Said modified Draft Development Plan along with the Development Control Regulations to the Government of Maharashtra for Sanction *vide* its Marathi letter No.प्रावियो/नामक्षे/कलम-30/अ.अ./6089, Dated 24/08/2016 ;

And whereas, the Maharashtra Metropolitan Region Development Authority Act, 2016 has been come into effect from Dated 13th June 2016 (hereinafter referred to as "the said MMRDA Act") for the purpose of establishment of the Authorities for the Metropolitan Areas declared under Maharashtra Metropolitan Planning Committees (Continuance of Provisions) Act, 1999, for the purpose of proper, orderly and rapid development etc. of the said area;

And whereas, Government *vide* Notification No. NMRDA-3316/C.R.55/UD-7, Dated 04th March, 2017 rescinded the said Notification dated the 31st August 2010 & established the Nagpur Metropolitan Region Development Authority as Development Authority for the said Nagpur Metropolitan Area in exercise of the powers conferred on it under sub-section (I) of Section (3) the said NMRDA Act;

And whereas, the Director of Town Planning, *vide* his Marathi letter No. डीटीपी/3117/टीपीव्ही-2/3042, Dated the 09/06/2017, has submitted his Report on the said modified Draft Development Plan and the Draft Development Control Regulations to Government for sanction;

And whereas, in accordance with sub-section (1) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has accorded sanctioned to the said Draft Development Plan with modification shown in SCHEDULE-A appended to the Notification No. TPS-2416/C.R.122 (A)/2016/SM/UD-9, Dt. 05/01/2018 excluding the Substantial Modification as shown in SCHEDULE-B appended hereto;

Now, therefore, in exercise of the powers conferred Under Section 31(1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

(a) Gives notice inviting suggestions and objections from any person in respect of the proposed Substantial Modifications of Substantial Nature (EP), as specified in the SCHEDULE -B appended hereto, within the period of 30 Days from the date of publication of this notice in the Official Gazette.

(b) Appoints the Joint Director of Town Planning, Nagpur Division, Nagpur as the "Officer" under Section 31 (2) of the said Act, to hear all the persons filing suggestions/objections as stated in (a) above within the stipulated period and to submit his report thereupon to the Government for further necessary action.

02. Only the suggestions or objections regarding substantial modifications mentioned in SCHEDULE-B, that may be received by the Joint Director of Town Planning, Nagpur Division, Nagpur, having his office at Divisional Commissioner Campus, Civil lines Nagpur-440001, within the stipulated period of 30 Days from the date of publication of this notice in the Official Gazette shall be considered.

03. Copy of the said notice along with SCHEDULE-B and the plan showing the proposed substantial modifications in pink colour shall be available for inspection to general public at the following office during office hours on all working days.-

(1) The Joint Director of Town Planning, Nagpur Division, Nagpur, Divisional Commissioner Campus, Civil lines, Nagpur-440001.

(2) The Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur.

(3) The Assistant Director of Town Planning, Nagpur Branch, Nagpur.

SCHEDULE-B
Development Plan of Nagpur Metropolitan Area
Substantial Modifications published by Government under Section 31(1) of MRTP Act, 1966.

1	2	3	4	5	6	7
SR No.	SM/EP No.	Modification No.	Details of lands	Proposals As per Published Plan under section 26 of M.R.T.P. Act 1966	Modifications Proposed by the Planning Authority and shown on Submitted Plan under Section 30 of M.R.T.P. Act 1966	Substantial modifications published by the Government under Section 31(1) of the MRTP Act, 1966 (EP)
1	EP-1	S09-M01	Thehsil Parshioni, Village Savangi, Sh.No 9, Parcel No.70, 71	Part Residential (R-3) Zone, Part Agriculture (A-1) Zone	Exclude survey parcels 70 and 71 from Residential/ Agriculture and include in PSP	Modification made by the Planning Authority is proposed to be sanctioned as submitted.
2	EP-2	S33-M01	Thehsil Saoner, Village Itangoti, Sh.No 33, Parcel No.267/2	Existing Cremation and Burial ground	Exclude from Public Utility - Cremation/ Burial Ground, and include in Agriculture A1 with Recreation Open Space along river as per adjoining survey parcels	Modification made by the Planning Authority is proposed to be sanctioned.
3	EP-3	S34-M06	Thehsil Saoner, Village Kowdas, Sh.No 34, Parcel No.54/1	Reservation No.V-UESS031	Delete Reservation V-UESS031 and area so deleted be included in Agriculture A2.	Reservation proposed to be deleted and included in No Development Zone.
4	EP-4	S43-M02	Thehsil Kalmeshwar, Village Tonakshuri, Sh.No 43, Parcel No.133/2	Reservation No.V-UESS024	Delete Reservation V-UESS024 from Parcel 133/2 and include in Agriculture A2. Shift Reservation to Parcel Number 214	Modification proposed to be sanctioned as proposed by the Planning Authority. Reservation No. V-UESS024 is shifted on Kh.No.214. Land under reservation is proposed to be included in Agriculture Zone.
5	EP-5	S43-M04	Thehsil Nagpur Rural, Village Walani, Sh.No 43, Parcel No.291, 295, 296, 297	18 m wide DP Road	Delete road passing through survey parcel 295 and realign it between survey parcels 296 and 297	Sanction as proposed by the Planning Authority. 18 mt. road passing through survey parcel 295 is to be deleted and realign it between survey parcels 296 and 297.
6	EP-6	S44-M01	Thehsil Nagpur Rural, Village Khandala, Sh.No 44, Parcel No.169A	Reservation No.V-UESS 028	Delete Reservation V-UESS 028 from survey parcel 169 and area so deleted be included in Agriculture A2. Shift Reservation to Parcel 191	Modification proposed to be sanctioned as proposed by the Planning Authority. Reservation No. V-UESS028 is shifted on Kh.No.191. Land under reservation is proposed to be included in Agriculture Zone.
7	EP-7	S44-M04	Thehsil Nagpur Rural, Village Brahmanwada, Sh.No 44, Parcel No.28	Agriculture (A-2) Zone	Exclude survey parcel 28 from Agriculture A2 and include in PSP	Sanction as proposed by the Planning Authority. Exclude survey parcel 28 from Agriculture A2 and include in PSP.
8	EP-8	S45-M02	Thehsil Saoner, Village Dahagton, Sh.No 45, Parcel No.164/v	60 m wide Road	Realign proposed 60m road widening as per existing road as seen in the village map	Modification proposed to be sanctioned as proposed by the Planning Authority.

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9	EP-9	S45-M06	Thehsil Kamptee, Village Nand, Sh.No 45, Parcel No.127/3	18 m wide DP Road	Realign proposed 18m wide road along the common boundaries of Parcels 126 and 127	Modification proposed to be sanctioned for shifting of 18 mt. wide proposed road as shown on plan.
10	EP-10	S45-M15	Thehsil Nagpur Rural, Village Lonara, Sh.No 45, Parcel No.68/1, 2, 3, 72	Agriculture (A-2) Zone	Exclude survey parcels 68/1,2,3 and 72 from Agriculture and include in PSP	Modification proposed to be sanctioned along with adjoining land. The land out of S.No.63, 68, 69, 70 and 71 from Village Lonara, Sh.No 45 is to be included in PSP Zone.
11	EP-11	S45-M17	Thehsil Nagpur Rural, Village Lonara, Sh.No 45, Parcel No.144	Transportation Zone	Exclude from Transportation and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority. Land from village Lonara Kh.No.144 is to be included in Residential Zone for Affordable Housing of MHADA.
12	EP-12	S45-M18	Thehsil Kamptee, Village Koradi, Sh.No 45, Parcel No.All Parcels	Outside NMA Area	Include portion of Koradi village as shown in the NMA with planning proposals	Sanction the proposed modification made by the Planning Authority in respect to include portion of Koradi village as shown in the NMA with planning proposals, subject to validation boundaries of Municipal area Mahadula.
13	EP-13	S46-M04	Thehsil Kamptee, Village Khaparkhed, Sh.No 46, Parcel No.35	18 m wide DP Road	Delete the proposed 18 m road and shift the same northwards along parcel boundaries of 36, 38, 39, 40	Modification in respect of shifting of 18 mt. wide road is proposed to be sanctioned. The new alignment is proposed from S.No.26 to 33 as shown on plan.
14	EP-14	S46-M09	Thehsil Sonner, Village Waregaon, Sh.No 46, Parcel No.189	Mines and Quarries Zone	Exclude survey parcel 189 from Mines and Quarries and include in PSP	Modification proposed to be sanctioned as proposed by the Planning Authority. Exclude survey parcel 189 from Mines and Quarries and include in PSP.
15	EP-15	S46-M10	Thehsil Sonner, Village Bhansgaon, Sh.No 46, Parcel No.111,112/1	Agriculture (A-2) Zone	Survey parcels 111 and 112/ 1 earmarked for MHADA -Affordable Housing	Modification made by the Planning Authority is sanction as per submitted plan. Survey No. 111 and 112/ 1 earmarked for MHADA -Affordable Housing
16	EP-16	S46-M11	Thehsil Kamptee, Village Beena, Sh.No 46, Parcel No.179,180/1,175,174/1,173/3	Agriculture (A-2) Zone	Survey parcels 179, 175, 180/1, 174/1, 173/3 earmarked for MHADA - Affordable Housing	Modification made by the Planning Authority is sanction as per submitted plan. Survey parcels 179, 175, 180/1, 174/1, 173/3 earmarked for MHADA - Affordable Housing.
17	EP-17	S48-M06	Thehsil Parbhoni, Village Kandri, Sh.No 48, Parcel No.85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 113, 114, 115, 116, 118 (part)	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Goomth Residential expansion area	Proposed to be included in Residential Zone for WCL employees housing as submitted by the Planning Authority.
18	EP-18	S48-M07	Thehsil Parbhoni, Village Kandri, Sh.No 48, Parcel No.110/1	Agriculture (A-1) Zone	Survey parcels 110/1 earmarked for MHADA - Affordable Housing	Proposed to be sanctioned the modification made by the Planning Authority. Survey parcels 110/1 earmarked for MHADA - Affordable Housing.
19	EP-19	S48-M09	Thehsil Parbhoni, Village Tekadi (Gondgaon) 14, Sh.No 48, Parcel No.	60 m wide Road	Realign Outer Ring Road as per existing condition	Proposed to be sanctioned the modification made by the Planning Authority.

SCHEDULE-B-Contd.

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20	EP-20	S48-M10	Thehsil Parshion, Village Tekadi (Gondgaon) 14, Sh.No 48, Parcel No.387	Part Agriculture (A-1) Zone, Part Existing Residential in Agriculture (A-1) Zone and Public Semi-Public Zone (School)	Survey parcel 387 to be modified as per village map, and PSP "School" be shown on north-west corner of parcel 387. Exclude remaining parcel from Existing Residential in Agriculture A1 and Agriculture A1 and include in Residential	i) Sanction for survey part from 387 to be modified as per village map and existing school is shown on North-West corner of S.No.387. ii) Remain land is shown in No Development Zone.
21	EP-21	S48-M13	Thehsil Parshion, Village Kandri, Sh.No 48, Parcel No.204, 268	Residential (R-4) Zone	Survey parcels 204 and 268 earmarked for MHADA - Affordable Housing	Modification proposed to be sanctioned as submitted by the Planning Authority. Survey No. 204 and 268 of village Kandri is to be earmarked for MHADA - Affordable Housing.
22	EP-22	S49-M01	Thehsil Maoda, Village Chacher (48), Sh.No 49, Parcel No.734	Part Agriculture (A-1) Zone, Part Existing Residential in Agriculture (A-1) Zone	Exclude survey parcel 734 from Agriculture A1 and Existing Residential in Agriculture A1 and include in Residential	The modification made by the Planning Authority is proposed to be sanctioned for Residential Zone and subject to Note-XIII.
23	EP-23	S50-M01	Thehsil Maoda, Village Tansa (63)/ Ashti/ Navegaon, Sh.No 50, Parcel No.XX	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	Proposed to be sanctioned for Industrial use, subject to condition that the FSI on and above basic FSI shall be permissible on payment of premium as mentioned in DCIR.
24	EP-24	S51-M01	Thehsil Maoda, Village Kharda (61), Sh.No 51, Parcel No.XXXXX	18 m wide DP Road	Delete road widening passing through gaonhan and realign as proposed 18m wide road suggested by Gram Panchayat -through parcels 200, 201, 202, 203, 1, 3	i) The road widening in Gaonhan is proposed to be deleted. ii) Realignment of 18 mt. wide road is proposed to sanction as submitted by the Planning Authority.
25	EP-25	S51-M02	Thehsil Maoda, Village Kharda (61), Sh.No 51, Parcel No.XXXXX	24 m wide DP Road	Modify alignment of existing road and proposed widening to 24m, as suggested by Gram Panchayat	24 mt. wide road alignment is proposed to be modified as shown on plan.
26	EP-26	S54-M01	Thehsil Kalmeshwar, Village Seta, Sh.No 54, Parcel No.67, 228	Reservation No.V-UESS027	Delete Reservation V-UESS027 from parcel 67 and shift the same to parcel 228	Modification proposed by the Planning Authority is to be sanctioned. Site No. V-UESS027 is proposed to be shifted on S.No.228 of village Seta.
27	EP-27	S55-M01	Thehsil Nagpur Rural, Village Yerla, Sh.No 55, Parcel No.4	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcel 4B from Agriculture A2 and include in Residential	The modification made by the Planning Authority is proposed to be sanctioned for Residential Zone.
28	EP-28	S55-M02	Thehsil Nagpur Rural, Village Yerla, Sh.No 55, Parcel No.12	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 12, 15/1 and 15/2 from Existing Residential in Agriculture and include in PSP. Apply Savings	The modification made by the Planning Authority is proposed to be sanctioned. The land under modifications is proposed to be included in PSP Zone.
29	EP-29	S55-M03	Thehsil Nagpur Rural, Village Yerla, Sh.No 55, Parcel No.4, 13, 14, 16, 22, 23, 24, 25, 28	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 4, 13, 14, 16, 22, 23, 24, 25 and 28 from Agriculture A2 and include in Residential	Modification proposed by the Planning Authority is proposed to be sanctioned subject to Note-XIII.

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30	EP-30	S55-M08	Thehsil Nagpur Rural, Village Chicholi (T. C. No. 4), Sh.No 55, Parcel No.132	Public Semi-Public Zone	Exclude survey parcels 132 and 129/B from PSP zone and include in Residential	Proposed to be sanctioned. The land from S.No.132 and 129/B is to be excluded from PSP Zone and included in Residential Zone.
31	EP-31	S55-M10	Thehsil Kalmeshwar, Village Dabegon, Sh.No 55, Parcel No.96, 97, 164	Agriculture (A-2) Zone	Exclude survey parcels 92/2, 92/3 and 164/1 from Agriculture A2 zone and include in PSP	Modification proposed to be sanctioned as submitted by the Planning Authority. Exclude survey Nos. 92/2, 92/3 and 164/1 from Agriculture A2 zone and proposed to be included in PSP.
32	EP-32	S55-M12	Thehsil Nagpur Rural, Village Chicholi (T.C. No. 4), Sh.No 55, Parcel No.146	Residential (R-4) Zone	Exclude survey parcel 146 from Residential and include in PSP	Modification proposed to be sanctioned as submitted by the Planning Authority. S.No.146 is proposed to be included in PSP Zone.
33	EP-33	S55-M15	Thehsil Nagpur Rural, Village Yerla, Sh.No 55, Parcel No.197, 199, 200, 201, 202, 203, 204, 205, 209, 210, 211	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in PSP	i) Modification made by the Planning Authority is proposed to be sanctioned. Land from Kh.No. 197, 199, 200, 201, 202, 203, 204, 205, 209, 210, 211 Mouja Yerla is proposed to be included in PSP. ii) The North-South existing road from Kh.No.125 to 62 (up to 60 mt. wide road) is widen to 18 mt. equally on both sides. Also existing road to the North of Kh.No.206, 207, 208 is proposed to be widened 18 mt. and extended on West side to the North of Kh.No.212. iii) Land out of Kh.No.206 and 207 is proposed to be included in Residential Zone.
34	EP-34	S56-M01	Thehsil Nagpur Rural, Village Borgaon, Sh.No 56, Parcel No.118	15 m wide DP Road	Shift proposed 15m wide road southward along common survey boundary	Shifting of 15 mt. wide road is proposed to be sanctioned as shown on plan.
35	EP-35	S56-M04	Thehsil Nagpur Rural, Village Chicholi (T. C. No. 4), Sh.No 56, Parcel No.167/1, 2, 3, 4	Reservation No. West B MD-003	Shift reservation West B MD-003 to northeast corner of survey no. 167	Modification made by the Planning Authority regarding shifting of Reservation No.MD-003 on S.No.167 village Chicholi is proposed to be sanctioned. The land under original reservation included in Residential Zone as shown on plan.
36	EP-36	S56-M05	Thehsil Nagpur Rural, Village Chicholi (T. C. No. 4), Sh.No 56, Parcel No.61/1,2	18 m wide DP Road	Shift proposed 18m wide road along common boundary of survey 61, 62, and 65	Shifting of 18 mt. wide road is proposed to be sanctioned as shown on plan.
37	EP-37	S56-M07	Thehsil Nagpur Rural, Village Fera, Sh.No 56, Parcel No.127	Reservation No. West B CH-001	Delete reservation West B CH-001 and include in Residential	Site West B CH-001 is proposed to be deleted, and land thereunder proposed to be included in Residential Zone.

SCHEDULE-B-Contd.

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38	EP-38	S56-M08	Thetasil Nagpur Rural, Village Fetri, Sh.No. 56, Parcel No.119/1, 119/2(old) 165(New)as per PLU	Public Semi-Public Zone	Exclude from PSP and include in Residential	Modification made by the Planning Authority is proposed to be sanctioned as submitted. Sh.No.119/1, 119/2(old) village Fetri is deleted from PSP Zone and proposed to be included in Residential Zone.
39	EP-39	S56-M10	Thetasil Nagpur Rural, Village Gonbi (Kh) 4, Sh.No.56, Parcel No.4	Industrial Zone	Exclude survey parcel 4 from Industrial and include in Residential	Modification made by Planning Authority is proposed to be sanctioned as submitted. Exclude S.No.4 from Industrial and include in Residential.
40	EP-40	S56-M11	Thetasil Nagpur Rural, Village Mahurzari, Sh.No.56, Parcel No.145	Existing Cremation and Burial Ground	Exclude from Cremation/ Burial Grounds and include in Residential	Existing Cremation / Burial Ground is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
41	EP-41	S56-M17	Thetasil Nagpur Rural, Village Bharatwada, Sh.No.56, Parcel No.10	Exclude from Reservation	Exclude from Reservation West B RLH-001 and include in Agriculture A2	Modification made by Planning Authority in respect of West B RLH-001 is proposed to be sanctioned as mentioned below:- i) Plan towards North side of railway station is proposed to be included in Residential Zone as mentioned at S56-M27. ii) Other land under this reservation is proposed to be included in Agriculture Zone.
42	EP-42	S56-M27	Thetasil Nagpur Rural, Village Bharatwada, Sh.No.56, Parcel No.15/1	Exclude from Reservation	Exclude from Reservation West B RLH-001 and include in Residential	Modification made by Planning Authority in respect of West B RLH-001 is proposed to be sanctioned as mentioned below:- i) Land towards North side of railway station is proposed to be included in Residential Zone as mentioned at S56-M27. ii) Other land under this reservation is proposed to be included in Agriculture Zone.
43	EP-43	S57-M02	Thetasil Nagpur Rural, Village Bhokara, Sh.No.57, Parcel No.172177	24 m wide DP Road	Reduce width of proposed road passing through 79, 175, 174, 176, 177 from 24m to 12m.	Proposed to reduce the width of 24 mt. wide road to 12 mt. as submitted by the Planning Authority as shown on plan.
44	EP-44	S57-M09	Thetasil Nagpur Rural, Village Bhokara, Sh.No.57, Parcel No.110/1,	18 m wide DP Road	Shift proposed 24m wide east-west road between parcels 126,122, 121, 110 along the existing pundhian. Area under the said parcels included in adjoining uses	Shifting of 24 mt. wide road is proposed to sanction, subject to condition that 24 mt. width is shown along the boundary within the NMA limit.
45	EP-45	S57-M13	Thetasil Nagpur Rural, Village Bhokara, Sh.No.57, Parcel No.78/1 plot no.232	24 m wide DP Road	Realign proposed 24m wide road through parcel 78 as shown	Modification proposed by the Planning Authority to realign the proposed 24 mt. wide road is to be sanctioned as submitted.

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46	EP-46	S57-M17	Thelstil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.7	18 m wide DP Road	Shift proposed 18m wide road along parcels 7, 9, 414	Proposed to be sanction the shifting of 18 mt. wide road as shown on plan.
47	EP-47	S57-M22	Thelstil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.220,219/1,219/2, 245	Agriculture (A-2) Zone	Exclude survey parcels 219/1, 219/2, 220 and 245 from Agriculture A2 and Existing Residential in Agriculture A2 and include in Residential	The modification made by the Planning Authority is proposed to be sanctioned for Residential Zone and subject to Note-XIII.
48	EP-48	S57-M23	Thelstil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.67/1	Reservation No.North A- PG005	Shift reservation North A- PG005 to parcel 323 and area excluded from the said reservation to be included in Residential	Modification made by Planning Authority is proposed to be sanctioned as mentioned below:- i) PG005 is proposed to be shifted on Government land Kh.No.63 excluding land granted to BSNL as shown on plan. ii) Reservation North A-1JB001 proposed to be shifted on the approved lay out amenity space (area 2321 sq.mt.). The modification made by the Planning Authority is proposed to be sanctioned for Residential Zone.
49	EP-49	S57-M25	Thelstil Nagpur Rural, Village Godhani, Sh.No 57, Parcel No.281, 34	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	
50	EP-50	S57-M29	Thelstil Nagpur Rural, Village Lonara, Sh.No 57, Parcel No.207	Public Semi-Public Zone	Exclude survey parcels 206 and 207 from PSP zone and include in Agriculture A2	Land under modification proposed to be included in No Development Zone.
51	EP-51	S57-M30	Thelstil Nagpur Rural, Village Lonara, Sh.No 57, Parcel No.206	Public Semi-Public Zone	Exclude survey parcels 206 and 207 from PSP zone and include in Agriculture A2	Land under modification proposed to be included in No Development Zone.
52	EP-52	S57-M31	Thelstil Nagpur Rural, Village Lonara, Sh.No 57, Parcel No.25/1A	Agriculture (A-2) Zone	Exclude survey parcel 25/1A from Agriculture A2 and include in Residential	Modification made by the Planning Authority is proposed to be sanctioned. Land from Kh.No.25/1A Mouja Lonara is deleted from Agriculture Zone and proposed to be included Residential Zone.
53	EP-53	S58-M01	Thelstil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.15	Reservation No.East B-PG004	Exclude from reservation East B-PG004 and include in Residential	Considering adjoining sites of PG007 and PG010, the site no. East B-PG004 is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
54	EP-54	S58-M02	Thelstil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.17	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in Residential	Modification proposed to be sanctioned for Residential Zone as submitted by the Planning Authority.
55	EP-55	S58-M03	Thelstil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.38	Public Semi-Public Zone	Exclude survey parcel 38 from PSP and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.

SCHEDULE-B-Contd.

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56	EP-56	S58-M05	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.98/2	Transportation Zone	Exclude from Transportation and include in Residential	Sanction as proposed for Residential Zone as submitted by the Planning Authority.
57	EP-57	S58-M06	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.154	Public Semi-Public Zone, Residential (R-3) Zone	Exclude survey parcel 154/A from PSP and include in Residential. Exclude 154/B(part) from Residential and include in Commercial	Modification proposed by the Planning Authority is to be sanctioned and land under is proposed to be included in Residential Zone.
58	EP-58	S58-M07	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.168	Public Semi-Public Zone	Exclude from PSP and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
59	EP-59	S58-M09	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.216	Industrial Zone	Exclude survey parcel 216 from Industrial include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
60	EP-60	S58-M10	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.223/1	Public Semi-Public Zone	Exclude from PSP Zone include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
61	EP-61	S58-M11	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.184/1, 184/2	Public Semi-Public Zone	Exclude survey parcel 184/1,2 (part) from PSP and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
62	EP-62	S58-M13	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.218 (NEW) 432 (OLD)	Public-Semi Public Zone	Exclude from Public Utility and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
63	EP-63	S58-M14	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.61/1	Reservation No. EAST B-MAH001	Exclude survey parcel 61/1 from Reservation EAST B-MAH001 and include in Residential	Following sites for MHADA is proposed to be deleted and land thereunder is proposed to be included in Residential Zone. East A-MAH001- Thehsil Nagpur Rural, Village Bahadura, Sh.No 84, Parcel No. 98, 99, 100, 130, 131, 132 East B-MAH001- Thehsil Kamptee, Sh.No 58, Village Bhilgaon, Parcel No. 61, 62, 63 South B-MAH001- Thehsil Nagpur Rural, Sh.No 98, Village Pipala, Parcel No. 130, 131/A, 151, 152, 153 West B-MAH001- Thehsil Nagpur Rural, Sh.No 70, Village Lawa, Parcel No. 74

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64	EP-64	S58-M15	Thehsil Kamptee, Village Bhilgaon, Sh.No 58, Parcel No.74/2	Reservation No. East B-TT001	Delete Reservation East B-TT001 and land so deleted be included in Residential	Site No.East B-TT001 is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
65	EP-65	S58-M17	Thehsil Kamptee, Village Khairi, Sh.No 58, Parcel No.6 (6.00 H.)	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in PSP	Modification proposed to be sanctioned for PSP Zone as submitted by the Planning Authority.
66	EP-66	S58-M18	Thehsil Kamptee, Village Khairi, Sh.No 58, Parcel No.130/1, 130/2	Part Existing Residential in Agriculture (A-2) Zone, Part Residential (R-3) Zone	Exclude survey parcels 130/1.2 and 131/1.2 from Residential in Agriculture A2 and include in Residential and apply provision of Savings	Refuse to accord sanction the proposed modification. However, the permissibility of development permission shall be as per the Note-XIII mentioned below this table.
67	EP-67	S58-M19	Thehsil Kamptee, Village Khairi, Sh.No 58, Parcel No.14/3	Industrial Zone	Exclude survey parcel 14/3 from Industrial and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
68	EP-68	S58-M20	Thehsil Kamptee, Village Khairi, Sh.No 58, Parcel No.37/3, 37/4	Industrial Zone	Exclude survey parcel 37/3, 4 from Industrial and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
69	EP-69	S58-M21	Thehsil Kamptee, Village Khairi, Sh.No 58, Parcel No.39/2,3	Industrial Zone	Exclude survey parcel 39/2,3 from Industrial and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
70	EP-70	S58-M25	Thehsil Kamptee, Village Mhasala, Sh.No 58, Parcel No.11/2	Mines and Quarries Zone	Exclude survey parcels 11/1,2 and 12/1,3 from Mines and Quarries and include in Residential	Modification is sanction as proposed by the Planning Authority. The Kh.No.11/1,2 and 12/1,3 is proposed to be included in Residential Zone.
71	EP-71	S58-M31	Thehsil Kamptee, Village Mhasala, Sh.No 58, Parcel No.9	Mines and Quarries Zone	Exclude survey parcel 9 from Mines and Quarries and include in Residential	Modification is proposed to be sanctioned. Kh.No.9 is proposed to be included in Residential Zone.
72	EP-72	S58-M32	Thehsil Kamptee, Village Yerkhedu, Sh.No 58, Parcel No.54/1	Industrial Zone	Exclude survey parcel 54/1 from Industrial and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
73	EP-73	S58-M34	Thehsil Kamptee, Village Yerkhedu, Sh.No 58, Parcel No.57/1, 57/3	Industrial Zone	Exclude from Industrial and include portion adjoining road in Commercial and remaining portion in Residential	Modification is proposed to be sanctioned for partly Commercial and partly Residential as submitted by the Planning Authority.
74	EP-74	S58-M36	Thehsil Kamptee, Village Khairi, Sh.No 58, Parcel No.23, 24	Agriculture (A-2) Zone	Exclude survey parcels 23 and 24 from Agriculture A2 and include in adjoining Residential.	Modification is proposed to be sanctioned as submitted. Exclude Kh.No.23 and 24 from Agriculture A2 and proposed to be included in adjoining Residential.

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75	EP-75	S59-M02	Thehsil Kamptee, Village Ajani Bk, Sh.No 59, Parcel No.24, 25, 26/1, 26/2	Agriculture (A-2) Zone	Exclude survey parcels 24, 25 and 26/1 from Agriculture A2 and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority along with Kh.No.17. Land from Kh.No.24, 25, 26, 17 village Ajani (Bk) proposed to be included in Residential Zone.
76	EP-76	S59-M04	Thehsil Kamptee, Village Ghorpad, Sh.No 59, Parcel No.11	Part Agriculture (A-2) Zone, Part Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 11, 12, 237/A, 237/B and 238 from Agriculture A2 and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority. Exclude survey parcels 11, 12, 237/A, 237/B and 238 from Agriculture A2 and proposed to be included in Residential Zone.
77	EP-77	S59-M05	Thehsil Kamptee, Village Ranala, Sh.No 59, Parcel No.49	24 m wide DP Road	Delete proposed 24m wide road between parcels 33/B and 180 and realign along the water course and pundhan	Realignement of proposed 24 mt. wide road made by the Planning Authority is proposed to be sanctioned as shown on plan.
78	EP-78	S59-M08	Thehsil Kamptee, Village Ranala, Sh.No 59, Parcel No.121/3	Public Semi-Public Zone, Residential (R-3) Zone	Exclude from PSP and include entire parcel 121 in Residential	Modification made by the Planning Authority is proposed to be sanctioned as submitted. K.h.No.121 village Ranala is proposed to be included in Residential Zone.
79	EP-79	S59-M11	Thehsil Kamptee, Village Yerkhedra, Sh.No 59, Parcel No.34/1	18 m wide DP Road	Delete 18m wide proposed road along parcel 34 and realign road along the canal adjoining parcels 39,38,36,35,34,16,17	Modification proposed in respect of deletion of road and realignment is to be sanctioned.
80	EP-80	S59-M14	Thehsil Kamptee, Village Ajani Bk, Sh.No 59, Parcel No.100,33/A,B (New), 1,4,126 (Old)	Agriculture (A-2) Zone	Survey parcels 100, 29, 30, 31, 32, 33 earmarked for MHADA - Affordable Housing	Modification proposed is to be sanctioned and land under modification excluding S.No.29, 30, 31 are earmarked for MHADA. S.No.29, 30, 31 are proposed to be included in Residential Zone.
81	EP-81	S59-M17	Thehsil Kamptee, Village Ghorpad, Sh.No 59, Parcel No.5, 7, 8, 9	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Modification proposed is to be sanctioned for Residential development along periphery of Gaothan.
82	EP-82	S59-M20	Thehsil Kamptee, Village Ghorpad, Sh.No 59, Parcel No.14	Agriculture (A-2) Zone	Exclude survey parcel 14/2 from Agriculture A2 and include in Commercial	Modification proposed to be sanctioned as submitted by the Planning Authority along with Kh.No.13.
83	EP-83	S68-M07	Thehsil Kalmeshwar, Village Chichbluwan, Sh.No 68, Parcel No.28/1	Partly Agriculture (A-2) Zone, Partly Residential (R-3) Zone	Exclude survey parcel 28/1,2 from Agriculture A2 and Residential and include entire parcel in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
84	EP-84	S68-M08	Thehsil Kalmeshwar, Village Chichbluwan, Sh.No 68, Parcel No.25/3	Part Industrial Zone & Part Agriculture (A-2) Zone	Exclude survey parcel 25/3 from Industrial, and Agriculture A2 and include in Commercial	Modification proposed to be sanctioned along with Kh.No.24 and 25/1 for Commercial Zone as submitted by the Planning Authority.
85	EP-85	S69-M10	Thehsil Nagpur Rural, Village Durgdhamna, Sh.No 69, Parcel No.79	Reservation No. West B-PK001	Delete Reservation West B-PK001 and area so deleted be included in Residential. Exclude remaining parcel 81, and entire parcels 79, 82 from Agriculture A2 zone and include in Residential	Modification proposed by the Planning Authority is to be sanctioned as submitted by the Planning Authority along with the adjoining Kh.No.68, 70 and 78 as shown on plan. R.No. West B-PK001 is reinstated as per published plan.

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86	EP-86	S69-M11	Thehsil Nagpur Rural, Village Durgamda, Sh.No 69, Parcel No.32/1	Agriculture (A-2) Zone	Exclude survey parcel 32 from Agriculture A2 and include in Residential	Modification proposed to be sanctioned along with the adjoining S.No.31. The land under S.No.31 and 32 proposed to be included in Residential Zone.
87	EP-87	S69-M25	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.46 (New), 46 (Old)	Reservation No. West A-EC01027, Part Agriculture (A-2) Zone	Survey parcel 46 earmarked for MHADA - Affordable Housing. Delete Reservation West A-EC01027	Land proposed to be earmarked for MHADA along with the Reservation No. West A-EC01027.
88	EP-88	S69-M29	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.87	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and Industrial zones and include in Commercial	Modification made by the Planning Authority is proposed to be sanctioned for Industrial Zone.
89	EP-89	S69-M33	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.125, 127	Reservation No. West A-SC001	Include in Reservation West A-SC001	Reservation No. West A-SC001 is proposed to be sanctioned as per modification made by the Planning Authority along with the adjoining area of Site No. West A-PG001 as shown on plan.
90	EP-90	S69-M36	Thehsil Kalmeshwar, Village Karli (Waneri), Sh.No 69, Parcel No.173, 230, 275, 3, 4, 9, 8, 11, 276 (ps)	Public Semi-Public Zone	Exclude from PSP and include area upto 250m from proposed 60m road in Residential. Remaining area, outside of 250m distance from proposed road, to be included in Agriculture A2	Modification proposed to be sanctioned as proposed by the Planning Authority. Part area Exclude from PSP and include area upto 250m from proposed 60m road in Residential. Remaining area, outside of 250m distance from proposed road, to be included in Agriculture A2
91	EP-91	S69-M37	Thehsil Nagpur Rural, Village Dawlameti, Sh.No 69, No.29,30,31,32,33 (New),2,4/1,2,3 (Old)	Residential (R-2) Zone	Survey parcels 128, 129, 138, 139/2, 140/1, 141/2 of Durgamda and 29, 30, 31, 32, 33 of Dawlameti earmarked for MHADA - Affordable Housing	Proposed to be earmarked by MHADA as submitted by the Planning Authority. Survey parcels 128, 129, 138, 139/2, 140/1, 141/2 of Durgamda and 29, 30, 31, 32, 33 of Dawlameti earmarked for MHADA - Affordable Housing.
92	EP-92	S69-M38	Thehsil Nagpur Rural, Village Dawlameti, Sh.No 69, Parcel No.35,36,3 (New),20/1,22/2,23 (Old)	1. Sr.No.152- Part Residential (R-2) Zone, Part Reservation No. PG018 2. Sr.No.155- Residential (R-2) Zone.	Survey parcels 152, 155 of Durgamda earmarked for MHADA - Affordable Housing	Modification proposed for MHADA is to be sanctioned. The land from S.No.152 under Reservation No.PG018 is to be deleted and included in MHADA. Remaining land continued to be in reservation.
93	EP-93	S69-M40	Thehsil Nagpur Rural, Village Durgamda, Sh.No 69, Parcel No.123	9 m and 18 m wide Road Network	Indicate major roads as per Surabardi Scheme	Proposed to be shown / indicate the major roads as per the Surabardi Housing scheme as shown on submitted plan.
94	EP-94	S69-M42	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 103 from Existing Residential in Agriculture A2 and include in PSP	Modification proposed by Planning Authority is proposed to be sanctioned as submitted. Land proposed to be included in PSP Zone.

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95	EP-95	S69-M44	Thehsil Nagpur Rural, Village Drugdhamna, Sh.No 69, Parcel No.20,21,22,23,24 (New) , 93,94/TC,2C, 94/1KH,2KH, 95/1,2 (Old)	Part Residential (R-3) Zone, Part Reservation No. West A PK025	Survey parcels 20, 21, 22, 23, 24, 39/2 earmarked for MHADA - Affordable Housing. Delete Reservation West A PK025	Land earmarked for MHADA as proposed including Reservation No. West A PK025.
96	EP-96	S69-M50	Thehsil Nagpur Rural, Village Drugdhamna, Sh.No 69, Parcel No.10,11/2 (New) , 86/2 (Old)	Part Residential (R-3) Zone and Part Reservation No. West B-FR001	Survey parcels 10, 11/2 earmarked for MHADA - Affordable Housing. Delete Reservation West B-FR001	i) S.No.10, 11 is proposed to earmarked for MHADA. ii) Site No. West B-FR001 is too be deleted.
97	EP-97	S69-M52	Thehsil Nagpur Rural, Village Lawa, Sh.No 69, Parcel No.273/2, 3	Public Semi-Public Zone	Exclude survey parcels 273/2,3 from PSP and include in Residential	Exclude survey parcels 273/2, 3 from PSP and proposed to be included in Residential as shown on plan.
98	EP-98	S69-M56	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.48,49,(New), 20/1, 22/2 (Old)	Reservation No. West A-CH001 = West A-MD001	Delete Reservation West A-CH001 and West A-MD001, Survey parcels 48 and 49 earmarked for MHADA - Affordable Housing	Modification proposed for MHADA is to be sanctioned along with budhe reservations and roads.
99	EP-99	S69-M58	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.29, 30, 137	Recreation Open Space, Residential (R-3) Zone	Exclude from Residential and include in Recreation Open Space	Modification proposed to be sanctioned as per submitted plan.
100	EP-100	S69-M59	Thehsil Kalneswar, Village Gondkhairi, Sh.No 69, Parcel No.126, 130	Part Agriculture (A-2) Zone, Part Industrial Zone	Exclude survey parcel 126/1 from Agriculture A2 and include in Industrial	Proposed ROW is extended towards South side on Kh.No.97/1, 97/3, 98/2, 98/3, 126/1, 126/3 as shown on plan.
101	EP-101	S69-M60	Thehsil Nagpur Rural, Village Waddhamna, Sh.No 69, Parcel No.142 (New), 113,114 (Old)	Residential (R-2) Zone	Survey parcel 142 and 144 earmarked for MHADA - Affordable Housing	Modification for MHADA - Affordable Housing is proposed to be sanctioned as proposed by the Planning Authority.
102	EP-102	S69-M61	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.14,37 (New), 15/2, 15/3 (Old)	Agriculture (A-2) Zone	Survey parcel 14, 15, 16 35/2, and 37 earmarked for MHADA - Affordable Housing	Modification for MHADA - Affordable Housing is proposed to be sanctioned as proposed by the Planning Authority.
103	EP-103	S69-M62	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.	18 m wide DP Road	Realign 18m wide proposed road along southern edge of survey parcel 101	Modification in respect of road is proposed to be sanctioned as shown on plan.

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104	EP-104	S69-M63	Thehsil Nagpur Rural, Village Surabardi, Sh.No 69, Parcel No.	Agriculture (A-2) Zone	Include survey parcels 102, 104, 105, 106, 118, 134, 102, 104, 105, 106, 107, 108, 109, 112, 114, 118, 119 (part), 130, 131, 132, 134 and 135 in Residential	Modification proposed by Planning Authority is proposed to be sanction along with adjoining land from khisra no.111, 113, 115 and 24 excluding the reservation no. West A-PK013 and ECO07 and water body if any.
105	EP-105	S70-M02	Thehsil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.97	Transportation Zone	Exclude from Transportation zone and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority. Kh.No.97 village Lawa is proposed to be excluded from Transportation zone and include in Residential.
106	EP-106	S70-M03	Thehsil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.130	Public Semi-Public Zone	Exclude survey parcel 130 from PSP and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority. Exclude Kh.No. 130 from PSP zone and include in Residential
107	EP-107	S70-M05	Thehsil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.203	Public Semi-Public Zone	Exclude survey parcel 203 from PSP zone and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority. Exclude survey parcel 203 from PSP zone and include in Residential
108	EP-108	S70-M09	Thehsil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.18/1	Reservation No. West A-UESS 002	Shift Reservation West A-UESS002 to survey parcel 53. Area so released from survey parcel 18/1 be included in Residential	Shifting of Reservation No. West A-UESS 002 is proposed to be sanctioned as submitted by the Planning Authority. Land under original reservation is proposed to be included in Residential Zone.
109	EP-109	S70-M10	Thehsil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.227, 148	Quarry to Park Zone	Exclude survey parcels 148 and 227 from Quarry to Park. Include survey parcel 148 in Residential; and include survey parcel 227 in Agriculture A2	Modification proposed to be sanctioned as submitted Quarry to Park Zones are sanctioned as per the published plan under section 26 of MR & TP Act, 1966 subject to Note-V.
110	EP-110	S70-M11	Thehsil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.276/1	Public Semi-Public Zone	Exclude survey parcel 276/1 from PSP and include in Residential	Modification proposed to be sanctioned as submitted. Exclude survey parcel 276/1 from PSP and to be included in Residential.
111	EP-111	S70-M13	Thehsil Nagpur Rural, Village Lawa, Sh.No 70, Parcel No.XXX	18 m wide DP Road	Delete proposed 18m wide road and indicate as water body	i) Proposed to delete the 18 mt. wide road and new 18 mt. wide road along the North side of nala is to be proposed from S.No.81 to 99. Accordingly Reservation No. West B-MD004 and West B-PG020 are bodily shifted.
112	EP-112	S70-M15	Thehsil Nagpur Rural, Village Davalameti, Sh.No 70, Parcel No.6,8,21,22,23 (New), 16/1,2,4,6, (Old)	Residential (R-2) Zone	Survey parcels 6, 8, 21, 22, 23 earmarked for MHADA - Affordable Housing	ii) Reservation No. West B-MAH001 is proposed to be deleted.
113	EP-113	S70-M16	Thehsil Nagpur Rural, Village Davalameti, Sh.No 70, Parcel No.12, 9 (part), 11 (part), 17, 10, 100, 20, 85	Residential (R-2) Zone	NIT approved approved layouts Davalameti: 12, 9 (part), 11(part), 17, 10, 100, 20, 85	Modification proposed to be sanctioned as submitted by the Planning Authority for Kh.No.6, 8, 21, 22, 23 are earmarked for MHADA as shown on plan.

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114	EP-114	S71-M01	Thehsil Nagpur Village Kapsi Kh (35), Sh.No 71, Parcel No.69	Industrial Zone	Exclude survey parcel 69/1,2,3 from Industrial zone and include in Commercial	Modification proposed by the Planning Authority is to be sanctioned Kh.No.69/1,2,3 is deleted from Industrial zone and to be included in Commercial Zone.
115	EP-115	S71-M11	Thehsil Kamptee, Village Ghorpad, Sh.No 71, Parcel No.92	24 m wide DP Road.	Modify alignment of existing road such that it passes through survey parcels 91, 92, 95 and retain proposed road widening to 24m	Modification proposed to be sanctioned in respect of alignment of road as proposed by the Planning Authority.
116	EP-116	S71-M14	Thehsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.135 (1.37 H.)	Part Residential (R-3) Zone, Part Recreational Open Space (ROS) Zone	Exclude survey parcel 135 from Residential and include in Industrial	Modification proposed to be sanctioned. Exclude survey parcel 135 Mouja Village Kapsi Bk from Residential and to be included in Industrial Zone subject to payment of premium.
117	EP-117	S71-M15	Thehsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.101/1, 101/2, 102, 104/1, 104/2, 104/3, 106	Part Residential (R-3) Zone, Part Recreational Open Space (ROS) Zone	Exclude survey parcels 101/1, 101/2, 102, 104/1, 104/2, 104/3, 105 and 106 from Residential and include in Industrial. Maintain Recreation Open Space along river as shown	Modification proposed to be sanctioned. Exclude survey parcels 101/1, 101/2, 102, 104/1, 104/2, 104/3, 105 and 106 Mouja Village Kapsi Bk from Residential and to be included in Industrial Zone. Maintain Recreation Open Space along river as shown on plan.
118	EP-118	S71-M16	Thehsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.107/1	Residential (R-3) Zone	Exclude survey parcel 107 from Residential and include in Industrial	Modification proposed to be sanctioned. Exclude survey parcel 107 Mouja Village Kapsi Bk from Residential and to be included in Industrial Zone.
119	EP-119	S71-M18	Thehsil Kamptee, Village Pawangan, Sh.No 71, Parcel No.	60 m wide Road.	Indicate proposed NHAI alignment connecting NH6 to the Outer Ring Road	Modification made by the Planning Authority in respect of proposed 60 mt. wide road is proposed to be sanctioned as shown on plan.
120	EP-120	S71-M20	Thehsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.151/3	Reservation No.East A-EC01015	Delete Reservation EAST A-EC01015 and area so deleted be included in Industrial	Reservation proposed to be deleted and land thereunder proposed to be included in Residential Zone.
121	EP-121	S71-M22	Thehsil Kamptee, Village Kapsi Bk (35), Sh.No 71, Parcel No.77, 78	म.म. East A-USTP001 and East A-EC01008	Delete Reservation East A-USTP001 and East A-EC01008 area so deleted be included in Industrial. Apply Savings	Reservation No. East A-USTP001 and East A-EC01008 proposed to be deleted and land thereunder proposed to be included in Residential Zone.
122	EP-122	S71-M39	Thehsil Kamptee, Village Powari (Rilhi), Sh.No 71, Parcel No.43	Reservation No.East A-EC01003	Delete Reservation East A-EC01003 and area so deleted be included in Industrial	Modification proposed to be sanctioned. Reservation East A-EC01003 is proposed to be deleted and land thereunder is to be included in Industrial Zone.
123	EP-123	S71-M40	Thehsil Nagpur Village Kapsi Kh (35), Sh.No 71, Parcel No.27, 28, 34, 37	Part Industrial Zone, Part Recreational Open Space (ROS) Zone	Exclude survey parcels 27, 28, 34, and 37 from Industrial and include in Commercial	i) As per the letter no.724, dated 17/06/2017 of Metropolitan Commissioner NMRDA, the boundaries of Kh.No.28, 38 and 39 Mouja Kapsi (Kh) is to be corrected. Boundaries of Water tank Kh.No.38 is corrected and out of this Kh.no. an area approx.3.32

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						Ha. is deleted from water tank and proposed to be included in Commercial Zone.
124	EP-124	S74-M04	Thehsil Maada, Village Rahadi (64), Sh.No 74, Parcel No.101	Residential (R-3) Zone	Exclude from Residential and Existing Residential in Industrial and include in Industrial	ii) The modification proposed by the Planning Authority in respect of Kh.No.27, 28, 34, 37 along with 40, 31 and 39 is proposed to be sanctioned for Commercial Zone.
125	EP-125	S74-M08	Thehsil Maada, Village Babdeo (64), Sh.No 74, Parcel No.177	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	Modification proposed by the Planning Authority is to be sanctioned as per submitted plan.
126	EP-126	S78-M01	Thehsil Nagpur Rural, Village Bajargaoon, Sh.No 78, Parcel No.7	Public Semi-Public Zone	Exclude from PSP and include in Residential	Modification proposed to be sanctioned as proposed by the Planning Authority.
127	EP-127	S78-M08	Thehsil Nagpur Rural, Village Bajargaoon, Sh.No 78, Parcel No.4, 5	Residential (R-3) Zone	Exclude survey parcels 3, 4 and 5 from Residential and include in PSP	Modification proposed to be sanctioned as submitted by the Planning Authority. Kh.No.3, 4 and 5 deleted from Residential and to be included in PSP Zone.
128	EP-128	S80-M07	Thehsil Nagpur Rural, Village Vyahad, Sh.No 80, Parcel No.97	Public Semi-Public Zone	Delete PSP on survey parcel 97 and add existing PSP on entire survey parcel 96. Area so released from parcel 97 be included in Agriculture A2	Modification proposed to be sanctioned as submitted by the Planning Authority.
129	EP-129	S80-M08	Thehsil Kalmeshwar, Village Gondkhairi, Sh.No 80, Parcel No.244	Part Agriculture (A-2) Zone, Part Recreational Open Space (ROS) Zone	Exclude survey parcel 244 from Agriculture A2 and Recreation Open Space, and include in Commercial	Modification proposed to be sanctioned. Exclude survey parcel 244 Mouja Village Gondkhairi from Agriculture A2 and Recreation Open Space and to be included in Commercial subject to required ROS.
130	EP-130	S80-M11	Thehsil Kalmeshwar, Village Chichbhawan, Sh.No 80, Parcel No.29	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Commercial	Modification proposed to be sanctioned. Exclude survey parcel 29 Mouja Village Chichbhawan from Agriculture A2 and to be included in Commercial.
131	EP-131	S80-M12	Thehsil Kalmeshwar, Village Gondkhairi, Sh.No 80, Parcel No.382/2	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Commercial	Modification proposed to be sanctioned. Exclude survey parcel 382/2 Mouja Village Gondkhairi from Agriculture A2 and to be included in Commercial.
132	EP-132	S80-M18	Thehsil Nagpur Rural, Village Mohargaoon (Kh) 51, Sh.No 80, Parcel No.78	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture A2 and include in adjoining Residential. Delete PSP and text "Temple"	Modification sanctioned as proposed by the Planning Authority, subject to Note-XIII.
133	EP-133	S81-M02	Thehsil Hingoa, Village Nagulwadi, Sh.No 81, Parcel No.119,121,122, 107,123,124	18 m wide DP Road	Delete water channel and show existing right of way.	Modification in respect of Road Network made under Modification No.M02, M03, M04, M05 is proposed to be sanctioned.
		S81-M03				

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1	2	3	4	5	6	7
		S81-M04			Delete proposed 18m wide road passing through survey parcels 121, 123, 124 and, 116, 107, 108, 133, 134, 135. Delete proposed road widening through 103, 106, 133, 134, 135. Delete road shown on survey parcel 133, 134, 135. Add 18m wide roads as shown	
134	EP-134	S81-M05				Modification proposed to be sanctioned for Industrial Zone.
135	EP-135	S81-M15	Thetasil Hingna, Village Waddhamana, Sh.No 81, Parcel No.203	Residential (R-3) Zone	Exclude from Residential and include in Industrial	Modification proposed to be sanctioned for Industrial Zone.
136	EP-136	S81-M19	Thetasil Hingna, Village Waddhamana, Sh.No 81, Parcel No.201/3	Residential (R-3) Zone	Exclude survey parcel 201/3 from Residential and include in Industrial	Modification proposed to be sanctioned for Industrial Zone.
137	EP-137	S81-M35	Thetasil Hingna, Village Waddhamana, Sh.No 81, Parcel No.8, 10, 11, 12, 178, 177	18 m wide DP Road	Delete 18m proposed road passing through survey parcel numbers 7, 8, 11, 12, 116, 178, 177 and 176	18 mt. wide proposed DP road is proposed to be deleted as submitted by the Planning Authority.
138	EP-138	S81-M38	Thetasil Hingna, Village Waddhamana, Sh.No 81, Parcel No.209	Public Semi-Public Zone	Exclude from PSP and include in Industrial. Delete text "Essetice International High School"	Modification made by the Planning Authorities is proposed to be sanctioned as submitted.
139	EP-139	S81-M39	Thetasil Hingna, Village Nagalwadi, Sh.No 81, Parcel No.84	Industrial Zone	Exclude from Industrial and include in PSP	Modification made by the Planning Authorities is proposed to be sanctioned as submitted.
140	EP-140	S81-M40	Thetasil Hingna, Village Waddhamana, Sh.No 81, Parcel No.116/1 To 3	Residential (R-2) Zone	Survey parcel 116 earmarked for MHADA - Affordable Housing	Modification proposed to be sanctioned. Survey parcel 116 earmarked for MHADA as proposed by the Planning Authority.
141	EP-141	S81-M41	Thetasil Hingna, Village Waddhamana, Sh.No 81, Parcel No.216	Industrial Zone	NIT Approved Layout Waddhamana parcels 54, 60, 61, 75 (part), 76 (part), 80 (part), 255, 256 (part), 261, 216 Nagalwadi parcels 79, 28, 27, 45, 46, 47, 48, 25	Modification made by the Planning Authority in respect of NIT approved layout is proposed to be sanctioned as submitted and shown on plan.
142	EP-142	S81-M42	Thetasil Hingna, Village Nagalwadi, Sh.No 81, Parcel No.70, 71, 72	Residential (R-3) Zone	Exclude survey parcels 70, 71 and 72 from Residential and include in Commercial	Modification made by the Planning Authority is proposed to be sanctioned. Exclude survey parcels 70, 71 and 72 from Residential and include in Commercial.
143	EP-143	S81-M45	Thetasil Hingna, Village Waddhamana, Sh.No 81, Parcel No.50	Industrial Zone	Exclude from Industrial and include in Commercial	Modification made by Planning Authority is proposed to be sanctioned. The land from Kh.No.8 and 10 Village Waddhamana, Sh.No 81 is deleted from Industrial Zone and included in Commercial Zone.
144	EP-144	S82-M04	Village Nildoh, Parcel No.30 to 36, 37, Sh.No 82.		Realign existing road as shown passing through parcels 211, 212, 213, 214, 215	Modification proposed in respect of realignment of road is to be sanctioned as shown on plan.

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144	EP-144	S82-M12	Thehsil Hingna, Village Digdoh (Devr) 6, Sh.No 82, Parcel No. XXXX	Existing Road (area 24.0 ch. w)	Delete road shown as existing passing through survey parcels 29, 33, 34, 52 and include in adjoining zone	Modification proposed to be sanctioned in respect of road as made by the Planning Authority.
145	EP-145	S82-M16	Thehsil Hingna, Village Digdoh (Devr) 6, Sh.No 82, Parcel No.2 (part), 4(part)	Public Semi-Public Zone	Exclude from PSP and Transportation and include in Residential - Earmarked for NIT Affordable Housing	Modification proposed to be sanctioned as proposed for NIT - Affordable Housing
146	EP-146	S84-M05	Thehsil Nagpur Rural, Village Bahadurn, Sh.No 84, Parcel No.132	Reservation No. East A-MAH001	Exclude from Reservation East A-MAH001 and area so excluded be included in Residential	Site no.East A-MAH001 is proposed to be deleted and land thereunder included in Residential Zone.
147	EP-147	S85-M14	Thehsil Kamptee, Village Khedi, Sh.No 85, Parcel No.207/1 (Part) 207/2	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcel 207/1 (part) and 207/2 from Residential in Agriculture A2 and include in Residential. Apply savings	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-1 and Note XIII mentioned below this table.
148	EP-148	S85-M21	Thehsil Kamptee, Village Tarodi (Bk) 33, Sh.No 85, Parcel No.36	Reservation No. East A-PG006	Delete Reservation East A-PG006 and area so deleted be included in Residential	Site No.East A-PG006 is proposed to be shifted on adjoining NIT land Kh.No.35 as shown on plan. The under original reservation is deleted and included in Residential Zone.
149	EP-149	S85-M22	Thehsil Kamptee, Village Tarodi (Bk) 33, Sh.No 85, Parcel No.111/1, 111/2	Part Residential (R-4) Zone, Part Agriculture (A-2) Zone	Exclude survey parcels 111/1,2 from Agriculture A2 include in Industrial	Modification proposed by the Planning Authority is to be sanctioned as submitted on payment of premium.
150	EP-150	S85-M27	Thehsil Kamptee, Village Tarodi (Bk) 33, Sh.No 85, Parcel No.23/3	Exclude from Reservation	Exclude survey parcel 23/3 from Reservation EAST A-SC001 and include in Industrial	i) Considering the adjoining proposal of Sports Complex in S.No.52 to 60 on authority's land vide modification no.S84/M13, the site no.EAST A-SC001 and Site No.EAST A-PG004 is combined and redesignated for Play Ground with reducing the 50% area from East side (i.e. to reduce area from S.No.22/B, Part of S.No.22/C, part of 23, part of 24/B) as shown on plan.
151	EP-151	S85-M34	Thehsil Kamptee, Village Khedi, Sh.No 85, Parcel No.102, 103, 104, 105, 107	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Commercial. Maintain Recreation Open Space along River.	ii) The modification S85-M27 is proposed to be sanctioned subject to permissibility as per Note-1.
152	EP-152	S85-M35	Thehsil Kamptee, Village Khedi, Sh.No 85, Parcel No.166	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing Residential in Agriculture and indicate as Resettled Gauthan	Modification made by the Planning Authority is proposed to be sanctioned for Residential Zone along with the adjoining land parcel between Western Side Residential Zone (ROW) and includes S.No.106, 109, 110 (Khedi), 150, 151 (Tarodi), 79, 80, 81, 88, 89 (Mouja Pandurna) and part of S.No.82, 87, 90, 91 and 92.
						Modification proposed to be sanction subject to verification of dectred Gauthan under the MLRC

SCHEDULE--B--Contd.

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153	EP-153	S86-M02	Thehsil Kamptee, Village Gurnthala, Sh.No 86, Parcel No.428	Agriculture (A-1) Zone	Exclude from Agriculture A1 and include in Industrial	The modification made by Planning Authority is proposed to be sanctioned as submitted.
154	EP-154	S94-M01	Thehsil Hingna, Village Bhirkund (Ritni), Sh.No 94, Parcel No.61/1	Waterbody	Exclude from waterbody and associated Recreation Open Space and include in Agriculture A2	Modification proposed to be sanctioned as submitted on plan.
155	EP-155	S95-M09	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.13	Recreation Open Space along Waterbody	Exclude from Recreation Open Space and include in Residential	Modification proposed by the Planning Authority to delete survey parcel 13 and include in Residential Zone is to be sanctioned as proposed.
156	EP-156	i) S95-M12	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.66	Reservation No. West A-EC01 002	Delete Reservation West A-EC01 002 and area so deleted be included in Residential	i) 18 mt. wide road from S.No.62 to 72 is realigned and shifted towards river side from S.No.62 to 43 as shown on plan.
		ii) S95-M14	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.72	18 m wide DP Road	Delete proposed 18m wide road and realign along the existing road	ii) In view of realignment of 18 mt. road, modification in respect of newly proposed reservation "West A-PG007", "West A-FR001" is proposed to be sanctioned.
		iii) S95-M15	Thehsil Hingna, Village Raipur, Sh.No 95, Parcel No.71	Reservation No. West A-PG007	Shift Reservation West A-PG007 within the parcel in the Recreation Open Space along river on west side	iii) Land under proposed 18 mt. road, Reservation No. West A-EC01002 and West A-FR001 is deleted and included in Residential Zone.
157	EP-157	S95-M25	Thehsil Hingna, Village Mandavghorad, Sh.No 95, Parcel No.XXX	18 m wide DP Road	Delete proposed 18m widening passing through survey parcels 20, 21, 24, 22, 23, 51, 52, 133 and realign proposed 18m widening on existing road passing through survey parcels 25, 27, 26, 23	Modification proposed to be sanctioned to deleted the widening of existing road passing through S.No.20, 21, 24, 22, 23, 51, 52, 133 and newly proposed 18 mt. wide road from S.No.27 to 135 as shown on plan.
158	EP-158	S95-M28	Thehsil Hingna, Village Mondha, Sh.No 95, Parcel No.XXX	24 m wide DP Road	Realign Proposed 24m road passing through survey parcels 162, 169, 173, 174, 175, 176, 194 and realign through north of 162, 169, 173, east of 123, 122 and north of 87	Road alignment which are newly proposed by the Planning Authority is to be sanctioned as proposed.
159	EP-159	S96-M12	Thehsil Hingna, Village Sukali (Gupchup) 46, Sh.No 96, Parcel No.149/2	Reservation No. West A-FR001	Shift Reservation West A-FR001 from survey parcel 149 of Sukali Gupchup to survey parcel 70 of Raipur (seen on Sheet 95)	Reservation shifted in S.No.70 of Raipur. Land under original reservation is to be included in Residential Zone.
160	EP-160	S97-M02	Thehsil Nagpur Rural, Village Belturedi, Sh.No 97, Parcel No.15	Reservation No. South B-PK 007	Exclude from Reservation South B-PK 007 and include in Residential	i) Reservation reinstated as per published plan under section 26 (SM).
161	EP-161	S97-M09	Thehsil Nagpur Rural, Village Besa, Sh.No 97, Parcel No.6	Public Semi-Public Zone	Exclude parcel 6/1 from PSP zone and include in Residential	ii) Reservation No. South B-MD002 is proposed to be deleted and included in Residential Zone as this reservation is located on junction of road.
						Modification is proposed to be sanctioned. Land thereunder proposed to be partly included in Commercial and partly in Residential.

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162	EP-162	S97-M11	Thehsil Nagpur Rural, Village Besa, Sh.No 97, Parcel No. 12/3	18 m wide DP Road	Delete 18m wide proposed road and shift towards east as shown. Apply Savings	18 mt. wide road proposed to be shifted in S.No.13 to 12/4 as shown on plan.
163	EP-163	S97-M14	Thehsil Nagpur Rural, Village Ghogli (38), Sh.No 97, Parcel No.2/1	Industrial Zone	Exclude survey parcel 2/1b from Industrial and include in Residential	Modification proposed to be sanctioned as per submitted plan under section 30. Exclude survey parcel 2/1b from Industrial and include in Residential.
164	EP-164	S97-M15	Thehsil Nagpur Rural, Village Ghogli (38), Sh.No 97, Parcel No. 2/2	Transportation Zone	Exclude from Transportation zone and include in Residential	Modification proposed to be sanctioned as per published plan under section 30. Exclude from Transportation zone and include in Residential.
165	EP-165	S97-M16	Thehsil Nagpur Rural, Village Ghogli (38), Sh.No 97, Parcel No.15/1	Reservation No. South B-PG003	Shift Reservation South B-PG003 westwards along 12m wide road within the layout on the same parcel.	Shifting of reservation is proposed to be sanctioned as per modification made by the Planning Authority.
166	EP-166	S97-M18	Thehsil Nagpur Rural, Village Ghogli (38), Sh.No 97, Parcel No.9, 41	Reservation No. south B- FR001	Delete Reservation South B-FR001 and shift the same to survey parcel 10 and 11. Area so deleted to be included in Residential	Shifting of reservation is proposed to be sanctioned as per modification made by the Planning Authority.
167	EP-167	S97-M20	Thehsil Nagpur Rural, Village Gotal Panjari, Sh.No 97, Parcel No.4	Public Semi-Public Zone	Exclude survey parcel 2/1 from PSP and include in Residential	The modification made by the Planning Authority is proposed to be sanctioned. The land under modifications is proposed to be included in PSP Zone.
168	EP-168	S97-M22	Thehsil Nagpur Rural, Village Gotal Panjari, Sh.No 97, Parcel No.38/ 1, 2, 3, 39	Reservation No. South B-PG014	Delete Reservation South B-PG014 and area so deleted be included under Residential	Reservation South B-PG014 is proposed to be shifted on West side on Government land Kh.No.100 and 101 Village Gotal Panjari, Sh.No 97. Land under the original reservation is proposed to be included in Residential Zone.
169	EP-169	S97-M27	Thehsil Nagpur Rural, Village Shankarpur, Sh.No 97, Parcel No.76/3	18 m wide DP Road	Delete proposed 18m wide road and apply savings to survey parcel 76/3	18 mt. wide DP road from S.No.72 to 77 is proposed to be deleted and land thereunder included in Residential Zone.
170	EP-170	S97-M31	Thehsil Nagpur Rural, Village Shankarpur, Sh.No 97, Parcel No.46, 48	Public Semi-Public Zone	Exclude from PSP and include in Residential	Modification proposed to be sanctioned as proposed by the Planning Authority. Exclude Kh.No.46, 48 village Shankarpur from PSP and included in Residential.
171	EP-171	S97-M41	Thehsil Nagpur Rural, Village Panjari (Farm) 42, Sh.No 97, Parcel No.42/1, 42/2, 43/2, 44	Residential (R-2) Zone	Exclude survey parcel 42/2 and 43/2 from Residential and include in Commercial	The modification made by the Planning Authority is proposed to be sanctioned. The land under modifications is proposed to be included in PSP Zone.
172	EP-172	S97-M42	Thehsil Nagpur Rural, Village Shankarpur, Sh.No 97, Parcel No.30/1/Ka, 29	Public Utility Zone	Delete Public Utility and text "Cremation/ Burial Ground" and area so deleted be included in adjoining Residential	The modification made by the Planning Authority is proposed to be sanctioned. The land under modifications is deleted from Public Utility and text "Cremation/ Burial Ground" and area so deleted be included in adjoining Residential Zone.

SCHEDULE--B--Contd.

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173	EP-173	S97-M44	Thehsil Nagpur Rural, Village Harishchandra, Sh.No 97, Parcel No.31, 32, 34, 37	Residential (R-2) Zone	Indicate proposed 24m widening as per sanctioned Regional Plan Proposal	The modification made by the Planning Authority is proposed to be sanction. North-South 24 mt. wide RP road is to be proposed along the East boundary of Kh.No.31, 32, 34, 37 etc. as shown on plan.
174	EP-174	S98-M03	Thehsil Nagpur Rural, Village Kanhalgaon (38), Sh.No 98, Parcel No.68	Existing Residential in Agriculture (A-2) Zone	Exclude from Existing residential and indicate as Gaohian	Proposed modification made by the Planning Authority in respect to show the Gaohian boundary subject to notification verification under MLRC.
175	EP-175	S98-M12	Thehsil Nagpur Rural, Village Adyali, Sh.No 98, Parcel No.96 to 99	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority.
176	EP-176	S98-M24	Thehsil Nagpur Rural, Village Hudkeshwar (KH) 37, Sh.No 98, Parcel No.86/1,4	Agriculture (A-2) Zone	Exclude survey parcels 86/1 and 86/4 from Agriculture A2 and include in Residential	Modification proposed to be sanctioned. Kh.No. 86/1 and 86/4 along with remaining part of Kh.No.86 (full part of Kh.No.86) is proposed to be included in Residential Zone.
177	EP-177	S98-M28	Thehsil Nagpur Rural, Village Kalmuna, Sh.No 98, Parcel No.141, 142, 146/1	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcels 141, 142, 146/1 from Agriculture A2 and include in Residential	Modification proposed by the Planning Authority is to be sanctioned for Residential Zone as submitted.
178	EP-178	S98-M31	Thehsil Nagpur Rural, Village Kanhalgaon (38), Sh.No 98, Parcel No.5	Part Agriculture (A-2) Zone, Part Existing Residential in Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	The modification made by the Planning Authority is proposed to be sanction along with adjoining S.No.58. The land under modifications is proposed to be included in Residential Zone.
179	EP-179	S98-M34	Thehsil Nagpur Rural, Village Kimpur (38), Sh.No 98, Parcel No.24 B	Agriculture (A-2) Zone	Exclude survey parcels 24, 39/2, and 43/2 of Kimpur (38) from Agriculture A2 and include in Residential	Modification proposed to be sanctioned for residential in respect of Kh.No.43 and 44. Remaining Kh.No.24 and 39 are refused to sanction and to be included in Agriculture Zone.
180	EP-180	S98-M40	Thehsil Nagpur Rural, Village Pipla, Sh.No 98, Parcel No.216, 217	24 m wide DP Road.	Delete proposed road widening to 24m and realign along existing road between survey parcels 1, 218, and 3	Sanctioned as proposed by the Planning Authority. Delete proposed road widening to 24m and realign along existing road between survey parcels 1, 218, and 3 as shown on plan.
181	EP-181	S98-M41	Thehsil Nagpur Rural, Village Pipla, Sh.No 98, Parcel No.141/1,3	18 m wide DP Road	Delete proposed 18m wide road and shift the same westwards along village boundary, as shown. Apply savings.	i) Modification proposed by the Planning Authority is proposed to be sanctioned. 18 mt. wide road proposed to be shifted as shown on plan. The land under deleted in proposed to be included in Residential Zone.
182	EP-182	S98-M49	Thehsil Nagpur Rural, Village Kalmuna, Sh.No 98, Parcel No.116, 113	Existing Residential in Agriculture (A-2) Zone	Exclude from Agriculture A2 and Existing Residential in Agriculture A2, and include in Residential	ii) 12 mt. wide East-West road to the North of library is extended towards West up to revised alignment of 18 mt. road. Modification proposed by the Planning Authority is to be sanctioned for Residential use. However, the existing Residential shall be allowed as per Note-XIII.

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183	EP-183	S99-M07	Thehsil Nagpur Rural, Village Umargam, Sh.No 99, Parcel No.84	18 m wide DP Road	Propose new 18m wide road along village boundary from survey parcel 85 to 71	Sanctioned as proposed by the Planning Authority as shown on plan.
184	EP-184	S110-M07	Thehsil Nagpur Rural, Village Jamtha, Sh.No 110, Parcel No.257/1	Road	Delete the following proposed roads: 1. 18m wide road passing between survey parcels 256 and 254, 2. Road passing diagonally between 257 and 258, 3. 12m wide road on parcel 258. 4. 18m wide road between parcels 243 and 245 upto main. Indicate existing road passing through parcels 244 (Waghara), 245, 246, 248, 257, 258.	i) 18 mt. wide DP road from S.No.238 to 243 is reinstated. ii) Modified alignment from S.No.137, 257, 296, 249, 246, 43 is proposed to be sanctioned. iii) 18 mt. wide East-West road between S.No.259, 255, 256 and 258 is to be deleted.
185	EP-185	S110-M17	Thehsil Nagpur Rural, Village Jamtha, Sh.No 110, Parcel No.XXX	18 m and 24 m wide DP Road	Delete Proposed 18m and 24m wide Roads and realign as per Sanctioned Regional Plan Proposal	Modification made in respect of 18 mt. and 24 mt. wide road is proposed to be sanctioned.
186	EP-186	S111-M09	Thehsil Nagpur Rural, Village Khasarni, Sh.No 111, Parcel No.23	Public Semi-Public Zone	Exclude from PSP and include in Forest	Sanction the proposed modification made by the Planning Authority. Exclude from PSP and include in Forest.
187	EP-187	S111-M18	Thehsil Nagpur Rural, Village Jamtha, Sh.No 111, Parcel No.125	18 m wide DP Road	Delete proposed 18m wide road passing through survey parcel 125 and realign along southern boundary of parcels 125 and 127 connecting to the panchayat	Road realignment which is newly proposed by the Planning Authority is to be sanctioned as proposed.
188	EP-188	S111-M31	Thehsil Nagpur Rural, Village Khasarni, Sh.No 111, Parcel No.47/1	Agriculture (A-2) Zone	Exclude survey parcels 47/1 and 47/2 from Agriculture A2 and include in PSP	Modification proposed by the Planning Authority to exclude survey parcels 47/1 and 47/2 from Agriculture A2 and include in PSP is proposed to be sanctioned.
189	EP-189	i) S111-M26 ii) S111-M46 iii) S111-M47 iv) S111-M50	Thehsil Nagpur Rural, Village Zari (Rithi), Sh.No 111, Parcel No.41/1, 41/3/2 Thehsil Nagpur Rural, Village Rui, Sh.No 111, Parcel No.8/3 Thehsil Nagpur Rural, Village Rui, Sh.No 111, Parcel No.22,23,24,25 Thehsil Nagpur Rural, Village Rui, Sh.No 111, Parcel No.6, 7/1-A, 7/1-B, 82/1 (for the area from S.No.82 of Rui)	Part Agriculture (A-2) Zone and Part Public-Semi Public Zone. Agriculture (A-2) Zone Agriculture (A-2) Zone Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 41/2, 41/3/1 from Agriculture A2 and include in Residential. Delete PSP and indicate the same in the location marked Exclude survey parcel 8/3 from Agriculture A2 and include in Residential Exclude survey parcels 22, 23/4 & 23/5, 24/1, 25/2 from Agriculture A2 and include in Residential Exclude survey parcels 6, 7/1-A, 82/1 from Agriculture A2 and include in Residential	Modification proposed by the Planning Authority to include in Residential Zone on the basis of committed development is proposed to be sanctioned along with remaining survey parcel 4, 5, 9 to 21, part of 29, S.No.83, 84, 82 (pt) of Rui.

SCHEDULE--B--Contd.

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		v) S111-M54	Thehsil Nagpur Village Zari (Rithi), Sh.No 111, Parcel No.11. 4 (for the area from S.No.11 of Zari)	Agriculture (A-2) Zone	Exclude from Agriculture A2 and Existing Residential in Agriculture A2 and include in Residential	
		vi) S111-M59	Thehsil Nagpur Village Rui, Sh.No 111, Parcel No.18, 19	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Commercial	
190	EP-190	S111-M60	Thehsil Nagpur Village Jamthia, Sh.No 111, Parcel No.125	Reservation No. South A-VM001	Delete Reservation South A-VM001 and area so released be included in Residential	i) Site No.South A-FR001 and site no.South A-VM001 are delete and included in Residential Zone. ii) Site No.South A-PG005 is redesignated for shopping Center and Fire Station.
191	EP-191	S118-M01	Thehsil Nagpur Village Borkhedhi Sh.No 118, Parcel No.3/A,B	60 m wide Road.	i) Delete proposed 60m wide road from parcel 10 to parcel 61 of Borkhedhi (74). Area so released be included in adjoining zone. ii) Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown.	Modification proposed by the Planning Authority is to be sanctioned for i) Delete proposed 60m wide road from parcel 10 to parcel 61 of Borkhedhi (74). Area so released be included in adjoining zone. ii) Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown.
192	EP-192	S118-M03	Thehsil Nagpur Village Borkhedhi Sh.No 118, Parcel No.59/1 2,02H	Reservation No.South C-PK004	Delete Reservation South C-PK004 and area so deleted be included in Residential	i) Area under Park excluding new alignment of 60 mt road is reinstated. ii) Area under 60 mt. road to the West of Park is to be included in Park.
193	EP-193	S118-M13	Thehsil Nagpur Village Dongargaon (73), Sh.No 118, Parcel No.38/2	Part Existing Residential in Agriculture (A-2) Zone, Part Agriculture (A-2) Zone	Exclude survey parcels 38/3, 38/4, 38/2, 38/1, and 21 from Existing Residential in Agriculture A2 and include in Residential	Refuse to accord sanction the proposed modification. However, the permissibility of valid development permission shall be as per the Note-I and Note-XIII mentioned below this table.
194	EP-194	S118-M17	Thehsil Nagpur Village Mohgaon (74), Sh.No 118, Parcel No.7	12 m wide DP Road.	Delete proposed 12m wide road passing through survey parcels 7, 9, 14	12 mt. wide road is proposed to be deleted and land thereunder included in Residential Zone.

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195	EP-195	S118-M18	Thehsil Nagpur Rural, Village Waranga, Sh.No 118, Parcel No.124/3	Existing Residential in Agriculture (A-2) Zone	Exclude survey parcels 124/3 and 124/6 from Existing Residential in Agriculture A2 and include in Agriculture A2	Modification proposed to be sanctioned as submitted by the Planning Authority. Exclude survey parcels 124/3 and 124/6 from Existing Residential in Agriculture A2 and include in Agriculture A2
196	EP-196	S118-M20	Thehsil Hingna, Village Kanholi (48), Sh.No 118, Parcel No.90	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Modification No.S118-M20 is proposed to be sanctioned for Residential Zone along with Kh.No.84, 85, 87, 89, 97, 91, 92, 96 and 113 of village Kanholi (48) as shown on plan subject to following conditions i) The owner / developer shall develop Affordable Housing on this land. ii) Affordable Housing for EWS and LIG shall only be constructed with carpet area as per the norms of the MHADA
197	EP-197	S119-M14	Thehsil Nagpur Rural, Village Wakeshwar, Sh.No 119, Parcel No.107/2	Agriculture (A-2) Zone	Exclude survey parcel from Agriculture A2 and include in Residential	Modification made by the Planning Authority is proposed to be sanctioned as submitted.
198	EP-198	S119-M20	Thehsil Nagpur Rural, Village Khatmari, Sh.No 119, Parcel No.18 (part), 71	Existing Residential in Agriculture (A-2) Zone	Exclude parcel 18 (part) from Existing Residential in Agriculture A2 and include in Residential (resettled village) and exclude parcel 71 from Agriculture A2 and include in Residential (revenue gaathan)	Modification sanction as proposed. Exclude parcel 18 (part) from Existing Residential in Agriculture A2 and include in Residential (resettled village) and exclude parcel 71 from Agriculture A2 and include in Residential (revenue gaathan).
199	EP-199	S119-M21	Thehsil Nagpur Rural, Village Dhuti, Sh.No 119, Parcel No.26/1	Agriculture (A-2) Zone	Exclude from Residential and Agriculture A2 and include in PSP.	Modification proposed to be sanctioned. Exclude from Residential and Agriculture A2 and include in PSP.
200	EP-200	S124-M01	Thehsil Hingna, Village Bhansoli (69), Sh.No 124, Parcel No.121, 119, 122	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Modification made by the Planning Authority is proposed to be sanctioned as submitted. Land proposed to be included in Residential Zone as proposed by the Planning Authority.
201	EP-201	S124-M08	Thehsil Hingna, Village Khapri (Gandhi) 68, Sh.No 124, Parcel No.62, 63	18 m wide DP Road	Realign existing road and proposed widening along survey parcels 62 and 63	Modification made by the Planning Authority is proposed to be sanctioned as submitted. Realign the existing road and proposed widening up to 18 mt. as shown on plan.
202	EP-202	S125-M01	Thehsil Hingna, Village Amgaon (78), Sh.No 125, Parcel No.25,26,27	Part Agriculture (A-2) Zone, Part Industrial Zone	Exclude survey parcels 25, 26, 27 and 33 from Agriculture A2 and part Industrial and include in Residential	Modification made by the Planning Authority is proposed to be sanctioned as submitted. Survey parcel 25 to 27 and 33 is proposed to be included in Residential Zone.
203	EP-203	S125-M04	Thehsil Hingna, Village Mandawa (Mahare) 69, Sh.No 125, Parcel No.3	Industrial Zone	Exclude survey parcel 3 from Industrial include in Residential	Modification made by the Planning Authority is proposed to be sanctioned along with survey parcels 8 to 11, 163, 164, 193, 166, 85, 3, 2 along the periphery of Gaathan are proposed to be included in Residential Zone.

SCHEDULE--B--Contd.

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204	EP-204	S125-M08	Thehsil Hingna, Village Takalghat, Sh.No 125, Parcel No.114	24 m wide DP Road.	Delete proposed 24m wide road passing through 114, 115 and realign along southern boundary.	Modification proposed to be sanctioned. Delete proposed 24m wide road passing through 114, 115 and realign along southern boundary.
205	EP-205	S125-M13	Thehsil Hingna, Village Kinhi (Sukali) 70, Sh.No 125, Parcel No.42	Public Semi-Public Zone	Exclude from PSP and include in Agriculture A2	Modification proposed to be sanctioned. Exclude from PSP and include in Agriculture A2.
206	EP-206	S125-M17	Thehsil Hingna, Village Mandawa (Mahare) 69, Sh.No 125, Parcel No.85	Agriculture (A-2) Zone	Exclude survey parcels 85, 163 and 166 from Agriculture A2 and include in Residential	Modification made by the Planning Authority is proposed to be sanctioned along with survey parcels 8 to 11, 163, 164, 193, 166, 85, 3, 2 along the periphery of Gaothan are proposed to be included in Residential Zone.
207	EP-207	S126-M03	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.66	Public Semi-Public Zone	Exclude from PSP and include in Residential	Modification proposed to be sanctioned. Exclude from PSP and include in Residential.
208	EP-208	S126-M06	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.85	Transportation Zone	Exclude from Transportation and include in Residential. Apply Savings	Modification made by the Planning Authority is proposed to be sanction as per submitted Plan.
209	EP-209	S126-M11	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.24 B/3	Agriculture (A-2) Zone	Exclude survey parcel 24/ B/3 from Agriculture A2 and include in Residential	Modification proposed by the Planning Authority is proposed to be sanction. Exclude survey parcel 24/ B/3 from Agriculture A2 and include in Residential.
210	EP-210	S126-M13	Thehsil Nagpur Rural, Village Bori, Sh.No 126, Parcel No.2	Reservation No. South D-PK004	Exclude from Reservation South D-PK004 and land so released along with remaining area of survey parcel 2 be shown as Cremation and Burial Ground	Modification made by the Planning Authority is proposed to be sanctioned for Cremation and Burial Ground.
211	EP-211	S126-M16	Thehsil Nagpur Rural, Village Borkhedi (74), Sh.No 126, Parcel No.131/2	Public Semi-Public Zone	Exclude from PSP and include in Commercial	Boundries of the HP Gas tank is modified due to revised alignment of 60 mt. wide road.
212	EP-212	S126-M31	Thehsil Hingna, Village Sukali (77), Sh.No 126, Parcel No.44/1, 44/2	18 m wide Road Network	Delete proposed 18m wide roads in parcel 42, 43, 44 and shift the same northwards as per layout plan.	Modification proposed to be sanctioned. Delete proposed 18m wide roads in parcel 42, 43, 44 and shift the same northwards as per layout plan.
213	EP-213	S126-M33	Thehsil Nagpur Rural, Village Borkhedi, Sh.No 126, Parcel No.55	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	The modification made by the Planning Authority is proposed to be sanctioned for Residential Zone.
214	EP-214	S126-M34	Thehsil Hingna, Village Bid-Ganeshpur, Sh.No 126, Parcel No.46	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	The modification made by the Planning Authority is proposed to be sanctioned for Residential Zone. Land out of survey parcel 44 to 52 is proposed to be included in Residential Zone.
215	EP-215	S126-M35	Thehsil Nagpur Rural, Village Waranga, Sh.No 126, Parcel No.100	Public-Semi Public Zone	Earmarked for APMC	Modification is sanctioned as proposed by the Planning Authority. The land is earmarked for APMC as shown on plan.

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216	EP-216	S126-M36	Thehsil Hingna, Village Sukli (77), Sh.No 126, Parcel No.35, 36, 37, 38	18 m wide Road Network	Realign road along parcels boundaries of 35, 36, 37, 38	Modification proposed to be sanctioned in view of decision as mentioned at S126-M36.
217	EP-217	S126-M38	Thehsil Hingna, Village Turknari, Sh.No 126, Parcel No.73	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential. Reduce width of proposed road from 30m to 15m. Reduce width of perpendicular road to 30m	Modification proposed by the Planning Authority to be sanctioned. Exclude from Agriculture A2 and include in Residential Zone along with adjoining S.No.76 and 77. The width of proposed 36m wide road is reduced to 15m..
218	EP-218	S126-M41	Thehsil Nagpur Rural, Village Borkhedi, Sh.No 126, Parcel No.	60 m wide Road.	Delete proposed 60m wide road from parcel 61 of Borkhedi (74) to parcel 4 of Gopalpur (Rithi). Area so released be included in adjoining zone Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown	Modification proposed by the Planning Authority is to be sanctioned for i) Delete proposed 60m wide road from parcel 10 to parcel 61 of Borkhedi (74). Area so released be included in adjoining zone. ii) Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown.
219	EP-219	S131-M02	Thehsil Nagpur Rural, Village Borkhedi (Railway) 80, Sh.No 131, Parcel No.122, 123, 124, 125, 126	Residential (R-4) Zone	Exclude from Residential and Include in Industrial	S131-M02 and S131-M04 - Modification proposed to be sanctioned for Industrial Zone along with adjoining remaining survey parcel 128, 129, 115 to 117, 99, 101 and 59 as shown on plan. However building / development permission for the HPCL shall be granted on their own land without payment of premium.
220	EP-220	S131-M04	Thehsil Nagpur Rural, Village Sh.No 131, Borkhedi (Railway) 80 - Parcel No.109, 110, 111, 114, 119 Tarsi - Parcel No.100 Bamhani - Parcel No.60 v, 60 c	Residential (R-4) Zone	Exclude from Residential and include in Industrial	S131-M02 and S131-M04 - Modification proposed to be sanctioned for Industrial Zone along with adjoining remaining survey parcel 128, 129, 115 to 117, 99, 101 and 59 as shown on plan. However building / development permission for the HPCL shall be granted on their own land without payment of premium.
221	EP-221	S131-M12	Thehsil Nagpur Rural, Village Pipardol (Rithi), Borkhedi (Railway), Sh.No 131, Parcel No.XXX	60 m wide Road.	Delete proposed 60m wide road from parcel 77 of Pipardol (Rithi) to parcel 71 of Borkhedi (Railway) Area so released be included in adjoining zone. Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown	Modification proposed by the Planning Authority is to be sanctioned for i) Delete proposed 60m wide road from parcel 10 to parcel 61 of Borkhedi (74). Area so released be included in adjoining zone. ii) Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown.

SCHEDULE--B--Contd.

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222	EP-222	S132-M12 and S132-M16	Thehsil Nagpur Rural, Village Wathoda, Sh.No 132, Parcel No.17, 76	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential and Delete proposed 60m wide road from parcel 2 of Gopalpur (Rithi) to parcel 77 of Pipardoh (Rithi). Area so released be included in adjoining zone	a) Modification proposed by the Planning Authority is to be sanctioned for i) Delete proposed 60m wide road from parcel 10 to parcel 61 of Borkhedi (74). Area so released be included in adjoining zone. ii) Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown. b) S132-M12 - Modification proposed to be sanctioned as submitted by the Planning Authority.
223	EP-223	S132-M17	Village Borkhedi Kh.No.10 to 61	Village Borkhedi Kh.No.10 to 61. Proposed 60 mt. wide road.	Realign proposed 60m wide road as per sanctioned Regional Plan Proposal	Modification proposed by the Planning Authority is to be sanctioned for i) Delete proposed 60m wide road from parcel 10 to parcel 61 of Borkhedi (74). Area so released be included in adjoining zone. ii) Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown. As per Modification No S 132/M16
224	EP-224	S132-M21	Thehsil Nagpur Rural, Village Wathoda, Sh.No 132, Parcel No.73	Agriculture (A-2) Zone	Delete proposed 60m wide road from parcel 2 of Gopalpur (Rithi) to parcel 77 of Pipardoh (Rithi). Area so released be included in adjoining zone Exclude from Agriculture A2 and include in Residential	
225	EP-225	S135-M04	Thehsil Nagpur Rural, Village Brahmani, Sh.No 135, Parcel No.Various	60 m wide Road.	Delete proposed 60m wide road from parcel 84 of Bamhani to parcel 9 of Bamhani. Area so released be included in adjoining zone Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown	Modification proposed by the Planning Authority is to be sanctioned for i) Delete proposed 60m wide road from parcel 10 to parcel 61 of Borkhedi (74). Area so released be included in adjoining zone. ii) Realign proposed 60m wide road as per sanctioned Nagpur Regional Plan proposal as shown.
226	EP-226	S71-M28	Thehsil Kamptee, Village Mahalgaon, Sh.No 71, Parcel No.141, 149	Part Agriculture (A-2) Zone, Part Industrial Zone	Exclude from Agriculture A2 and Industrial and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.

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227	EP-227	S71-M31	Thehsil Kamptee, Village Mahalgao, Sh.No 71, Parcel No.75/2, 80/1, 80/2, 81	Part Agriculture (A-2) Zone, Part Residential (R-2) Zone	Exclude survey parcels from Agriculture A2 and include in Commercial	Modification proposed to be sanctioned for Commercial Zone as submitted by the Planning Authority.
228	EP-228	S46-M13	Thehsil Kamptee, Village Wargao, Sh.No 46, Parcel No.19	Agriculture (A-2) Zone	Exclude from Agriculture A2 and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority Kh.No.19 proposed to be included in Residential Zone.
229	EP-229	S117-M05	Thehsil Hingna, Village Salaidabha, Sh.No 117, Parcel No.212, 214, 223, 224	Agriculture (A-2) Zone	Exclude survey parcel 212,214,223 & 224 from Agriculture and include in Residential.	Modification proposed to be sanctioned as submitted by the Planning Authority Kh.No.212, 213(pt), 214(pt) and 225 proposed to be included in Residential Zone.
230	EP-230	S125-M18	Thehsil Hingna, Village Pipri, Sh.No 125, Parcel No.5 d	Agriculture (A-2) Zone	Exclude survey parcel 5d from Agriculture A2 and include in Residential	Modification proposed to be sanctioned as submitted by the Planning Authority Kh.No.5 proposed to be included in Residential Zone.
231	EP-231	--	Land from Tehsil Mauda, Village Marodi (71), Sh.No 75, Parcel No.211, 212, 213 and 214	Land from Tehsil Mauda, Village Marodi (71), Sh.No 75, Parcel No.211, 212, 213 and 214 is in A 1 Zone	Land from Tehsil Mauda, Village Marodi (71), Sh.No 75, Parcel No.211, 212, 213 and 214 is in A 1 Zone	Land from Tehsil Mauda, Village Marodi (71), Sh.No 75, Parcel No.211, 212, 213 and 214 is deleted from A-1 Zone and proposed to be included in Industrial Zone on payment of premium.
232	EP-232	--	Land from Village Chichbhuvan, Sh.No 80, Parcel No.77	Land from Village Chichbhuvan, Sh.No 80, Parcel No.77 is in A 2 Zone	Land from Village Chichbhuvan, Sh.No 80, Parcel No.77 is in A 2 Zone	Land from Village Chichbhuvan, Sh.No 80, Parcel No.77 is deleted from A-2 Zone and included in Commercial Zone.
233	EP-233	--	village Takalghat, Sh.No 125 Kh.No.154, 156 and 157	Proposed 18 mt. vide East-West DP road in village Takalghat, Sh.No 125	Proposed 18 mt. vide East-West DP road in village Takalghat, Sh.No 125	Proposed 18 mt. vide East-West DP road in village Takalghat, Sh.No 125, running to the north boundary of Kh.No.154, 156 and 157 upto north boundary of Kh.No.45 and 51A is to be widened to 24 mt. as per the sanctioned Regional Plan road.
234	EP-234	--	Land from Kh.No.8A, 8B, 9, 10(pt), 11, 12, 13(pt), 14(pt), 28, 31 to 33 Village Kanhalgaon (38), Sh.No 98	Land from Kh.No.8A, 8B, 9, 10(pt), 11, 12, 13(pt), 14(pt), 28, 31 to 33 Village Kanhalgaon (38), Sh.No 98 is in A1 Zone	Land from Kh.No.8A, 8B, 9, 10(pt), 11, 12, 13(pt), 14(pt), 28, 31 to 33 Village Kanhalgaon (38), Sh.No 98 is in A1 Zone	Land from Kh.No.8A, 8B, 9, 10(pt), 11, 12, 13(pt), 14(pt), 28, 31 to 33 Village Kanhalgaon (38), Sh.No 98 is proposed to be included in Residential Zone.
235	EP-235	--	Village Takli, Sh.No 96, Kh. No.36	The proposed 18 mt. North-South road in Village Takli, Sh.No 96, Kh. No.36	The proposed 18 mt. North-South road in Village Takli, Sh.No 96, Kh. No.36	The proposed 18 mt. North-South road in Village Takli, Sh.No 96, Kh. No.36 is to be deleted. Alternate 18 mt. road along the East and North side of Kh.No.36 is newly proposed as shown on plan.

SCHEDULE--B--Contd.

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236	EP-236	--	Kh.No.84, 85, 89, 97, 91, 92, 96 and 113 of village Kanholi (48)	Kh.No.84, 85, 89, 97, 91, 92, 96 and 113 of village Kanholi (48) is in A I Zone	Kh.No.84, 85, 89, 97, 91, 92, 96 and 113 of village Kanholi (48) is in A I Zone	Modification No.S118-M20 is proposed to be sanctioned for Residential Zone along with Kh.No.84, 85, 89, 97, 91, 92, 96 and 113 of village Kanholi (48) as shown on plan.
237	EP-237	--	Land out of Kh.No.222 from Village Bhilgaon, Sh.No 58	Land out of Kh.No.222 from Village Bhilgaon, Sh.No 58 is in I Zone	Land out of Kh.No.222 from Village Bhilgaon, Sh.No 58 is in I Zone	Land out of Kh.No.222 from Village Bhilgaon, Sh.No 58 is deleted from Industrial Zone and included in Commercial Zone.
238	EP-238	--	Land from Kh.No.53, 55 and 56 Village Khairi, Sh.No 58	Land from Kh.No.53, 55 and 56 Village Khairi, Sh.No 58 is in reservation East B-TT003	Land from Kh.No.53, 55 and 56 Village Khairi, Sh.No 58 is in reservation East B-TT003	Land from Kh.No.53, 55 and 56 Village Khairi, Sh.No 58 is proposed to be deleted from Reservation No. East B-TT003 and included in Industrial Zone subject to 60 mt. approach road to the remaining reservation.
239	EP-239	--	Site No. WestA-PG024 from Village Takli, Sh.No 96	Site No. WestA-PG024 from Village Takli, Sh.No 96	Site No. WestA-PG024 from Village Takli, Sh.No 96	Site No. WestA-PG024 from Village Takli, Sh.No 96 is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
240	EP-240	--	Land from Kh.No.80 to 84, 3, 53 and 54 of Village Bhansoli (69)	Land from Kh.No.80 to 84, 3, 53 and 54 of Village Bhansoli (69) is in A2 Zone	Land from Kh.No.80 to 84, 3, 53 and 54 of Village Bhansoli (69) is in A2 Zone	Land from Kh.No.80 to 84, 3, 53 and 54 of Village Bhansoli (69), Sh.No 124 is deleted from A-2 Zone and proposed to be included in Residential Zone.
241	EP-241	--	Kh.No.19, village Ghogli	Kh.No.19, village Ghogli is in reservation South B ECO 1007	Kh.No.19, village Ghogli is in reservation South B ECO 1007	In view of committed approval under section 20(4), reservation No. South B-ECO1007 proposed on Kh.No.19, village Ghogli is proposed to be deleted and land thereunder proposed to be included in Residential Zone. Remaining reservation excluding Kh.No.19 village Ghogli is continued.
242	EP-242	--	Thehsil Nagpur Rural, Village Bothli, Sh.No 118	A2 Zone	A2 Zone	Thehsil Nagpur Rural, Village Bothli, Sh.No 118, Parcel No.22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 48, 50 (Excluding Natural Features) are proposed to be included in Residential Zone subject to following condition:- i) The owner / developer shall develop Affordable Housing on this land. ii) Affordable Housing for EWS and LIG shall only be constructed with carpet area as per the norms of the MHADA.
243	EP-243	--	Thehsil Nagpur Rural, Village Bothli, Kh.No.52, 53.	South C PG008, South C UESR003 and 18.00 mt. road	South C PG008, South C UESR003 and 18.00 mt. road	Reservation No. South C PG008 and South C UESR003 are shifted on S.No.55 as shown on plan. In view of this shifting the 18.00 mt. wide road is deleted from Kh.No.56 to 41. This 18.00

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						mt. wide East-West road is continued from Kh.No.56 towards East side along the North boundary of Kh.No.55 up to Kh.No.20.
244	EP-244	--	Thedail Nagpur Rural, Village Besa, Sh.No 97, Parcel No.25	Partly 18 mt.wide DP road and partly R-L, Existing Residential in Recreational Open Space, S-97/M-01	Partly 18 mt.wide DP road and partly R-L, Existing Residential in Recreational Open Space, S-97/M-01	Alignment of 18 mt. wide proposed DP road to be deleted and 12 mt. wide layout road along with bridge is proposed to be shown as DP road as per the actual site location. The land under deleted road is to be included in Residential Zone.
245	EP-245	--	Village Khairi, Sh.No 58, Kh.No.60	Village Khairi, Sh.No 58, Kh.No.60 is in Reservation East B- PKG001	Village Khairi, Sh.No 58, Kh.No.60 is in Reservation East B- PKG001	Site No. East B- PKG001 from Village Khairi, Sh.No 58, Kh.No.60 is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
246	EP-246	--	Kh.No.74 to 168	18 mt. North-South road from Kh.No.74 to 168	18 mt. North-South road from Kh.No.74 to 168	i) The proposed 18 mt. North-South road from Kh.No.74 to 168 is proposed to be shifted towards western side on existing road as shown on plan (western boundary of Kh.No.168, 86, 85). The land under original road is proposed to be included in Residential Zone. ii) Due to above change in alignment of road, Reservation No Educational Complex (South A ECO 1001) is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
247	EP-247	--	Village Zari (Rithi), Sh.No 111, Kh. No.64	Village Zari (Rithi), Sh.No 111, Kh. No.64 is in reservation South A-TT001	Village Zari (Rithi), Sh.No 111, Kh. No.64 is in reservation South A-TT001	i) Village Zari (Rithi), Sh.No 111, Kh. No.64 is to be deleted from Reservation No. South A-TT001. The remaining land under reservation from Kh.No.65, 66, 67 is continued along with additional Kh.No.60 and 61. ii) Kh.No.64 and 62 is proposed to be included in Residential Zone.
248	EP-248	--	Village Bothli, Sh.No. 118, Kh.No.66, 67, 68, 69 and 75	Village Bothli, Sh.No. 118, Kh.No.66, 67, 68, 69 and 75 are in A2 Zone	Village Bothli, Sh.No. 118, Kh.No.66, 67, 68, 69 and 75 are in A2 Zone	Land from Village Bothli, Sh.No. 118, Kh.No.66, 67, 68, 69, 75, 76, 77, 9, 10 is proposed to be deleted from A-2 Zone and proposed to be included in Residential Zone.

SCHEDULE--B--Contd.

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249	EP-249	--	Thehsil Hingna, Sh.No 118, Village Kanholi (71) Parcel No.16, 18/A, 18/B-1, 18/B-2, 20/2, 21/1, 21/2, 25/1, 25/2, 25/3, 26/1, 27/1, 27/2, 31/2, 31/3, 31/4, 32, 33B, 34/1, 34/2, 39/1, 39/2, 39/3, 39/4, 39/5, 40, 19/1, 19/2, 23, 24/1, 26/2, 29/1, 29/2, 31/1, 28, 35, 36 and 22-are proposed to be deleted from A2 Zone and proposed to be included in Residential Zone subject to condition that the development shall be permissible as per the Development Control Regulation No.25.6(xxxx).	Land is proposed for Agriculture Zone A2	Land is proposed for Agriculture Zone A2	Land from Tahsil Hingna, Sh.No 118, Village Kanholi (71) Parcel No.16, 18/A, 18/B-1, 18/B-2, 20/2, 21/1, 21/2, 25/1, 25/2, 25/3, 26/1, 27/1, 27/2, 31/2, 31/3, 31/4, 32, 33B, 34/1, 34/2, 39/1, 39/2, 39/3, 39/4, 39/5, 40, 19/1, 19/2, 23, 24/1, 26/2, 29/1, 29/2, 31/1, 28, 35, 36 and 22-are proposed to be deleted from A2 Zone and proposed to be included in Residential Zone subject to condition that the development shall be permissible as per the Development Control Regulation No.25.6(xxxx).
250	EP-250	--	Thehsil Nagpur Rural, Village Waranga, Sh.No 118, Parcel No.101 to 139, 158 to 165 (Excluding Natural features)	Agriculture (A-2) Zone and Existing Residential in Agriculture (A-2) Zone	Thehsil Nagpur Rural, Village Waranga, Sh.No 118, Parcel No.101 to 139, 158 to 165. Agriculture (A-2) Zone and Existing Residential in Agriculture (A-2) Zone	Thehsil Nagpur Rural, Village Waranga, Sh.No 118, Parcel No.101 to 139, 158 to 165 (Excluding Natural features) is proposed to be deleted from Agriculture (A-2) Zone and existing Residential in Agriculture (A-2) Zone and to be included in Residential Zone as shown on plan excluding modification S118/M27 and including modification S118/M18.
251	EP-251	--	Land out of Kh.No.108 Village Nimji, Sh.No 68	Land out of Kh.No.108 Village Nimji, Sh.No 68 is in A2 Zone	Land out of Kh.No.108 Village Nimji, Sh.No 68 is in A2 Zone	Land out of Kh.No.108 Village Nimji, Sh.No 68 is proposed to be included in Commercial Zone.
252	EP-252	--	Land out of Kh.No.150, 151, 152 and 153 (excluding existing Industrial use) shown on plan. Village Kawtha, Sh.No 58,	Land out of Kh.No.150, 151, 152 and 153 (excluding existing Industrial use) shown on plan. Village Kawtha, Sh.No 58,	Land out of Kh.No.150, 151, 152 and 153 (excluding existing Industrial use) shown on plan. Village Kawtha, Sh.No 58, adjoining to 18 mt. and 30 mt. wide road is proposed to be included in Residential Zone.	i) Land out of Kh.No.150, 151, 152 and 153 (excluding existing Industrial use) shown on plan. Village Kawtha, Sh.No 58, adjoining to 18 mt. and 30 mt. wide road is proposed to be included in Residential Zone. ii) Land out of Kh.No.121 to 127, 129 to 131 Village Khairi, Sh.No 58 is proposed to be included in Residential Zone.
253	EP-253	--	Thehsil Nagpur Rural, Village Gotal Panjari, Sh.No 97, Parcel No.49	Thehsil Nagpur Rural, Village Gotal Panjari, Sh.No 97, Parcel No.49	Residential Zone	12 mt. wide new North-South DP road is proposed from West boundary of Kh.No.63 to the West boundary of Kh.No.48 as shown on plan.

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254	EP-254	-	Kh.No.29, Village Rui, Sh.No 111	Kh.No.29, Village Rui, Sh.No 111 is in A2 zone.	Kh.No.29, Village Rui, Sh.No 111 is in A2 zone.	Land out of Kh.No.29, Village Rui, Sh.No 111 is proposed to be included in Residential Zone.
255	EP-255	-	Village Ranala, Sh.No 59, Kh. No.22 and 23	Village Ranala, Sh.No 59, Kh. No.22 and 23 is in reservation No East B - UESS001	Reservation No. East B - UESS001 from Village Ranala	Reservation No. East B - UESS001 from Village Ranala, Sh.No 59, Kh. No.22 and 23 is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
256	EP-256	-	Thehsil Hingna, Village Turkamari MIDC area, Sh.No 126, Kh.No.164 of Borkhed	Thehsil Hingna, Village Turkamari MIDC area, Sh.No 126, Kh.No.164 of Borkhed	Proposed 36 mt. wide road starting from Kh.No.164 of Borkhed upto Kh.No.16 of Turkamari	The 36 mt. wide road starting from Proposed 36 mt. wide road starting from Kh.No.164 of Borkhed upto Kh.No.16 of Turkamari (proposed in Turk Mari MIDC area) is to be reduced to 18 mt. as shown on plan
257	EP-257	-	Kh.No.265, Village Waddhamana, Sh.No 81	Kh.No.265, Village Waddhamana, Sh.No 81 is in A2 zone.	Kh.No.265, Village Waddhamana, Sh.No 81 is in A2 zone	Kh.No.265, Village Waddhamana, Sh.No 81 is proposed to be included in Industrial Zone.
258	EP-258	-	Land from Thehsil Nagpur Rural, Village Khasarmari, Sh.No 111, Parcel No. 1 to 24, 22 to 26, 33 to 46, 50 to 58 and Village Khasarmari, Sh.No 111	Land from Thehsil Nagpur Rural, Village Khasarmari, Sh.No 111, Parcel No. 1 to 24, 22 to 26, 33 to 46, 50 to 58 and Village Khasarmari, Sh.No 111 in Agriculture (A-2) Zone and Existing Residential in Agriculture (A-2) Zone	Land from Thehsil Nagpur Rural, Village Khasarmari, Sh.No 111, Parcel No. 1 to 24, 33 to 47, 50 to 58 and Village Dhuti, Sh.No 111 Parcel No. 22 to 26 is deleted from Agriculture (A-2) Zone and Existing Residential in Agriculture (A-2) Zone and proposed to be included in Residential Zone.	Land from Thehsil Nagpur Rural, Village Khasarmari, Sh.No 111, Parcel No. 1 to 24, 33 to 47, 50 to 58 and Village Dhuti, Sh.No 111 Parcel No. 22 to 26 is deleted from Agriculture (A-2) Zone and Existing Residential in Agriculture (A-2) Zone and proposed to be included in Residential Zone.
259	EP-259	-	Kh.No.77 and 78 of Village Khaparkheda	Kh.No.77 and 78 of Village Khaparkheda is in A2 Zone	Kh.No.77 and 78 of Village Khaparkheda is in A2 Zone	Land approximately 4 Hectar from Kh.No.77 and 78 of Village Khaparkheda, Sh.No 45 is proposed to be included in Public Semi Public Zone as shown on plan.
260	EP-260	-	Kh.No. 150, 151, 152, 153, 154, 155, 156, 157, 158 of Village Kadholi, Sh.No 72	Kh.No. 150, 151, 152, 153, 154, 155, 156, 157, 158 of Village Kadholi, Sh.No 72 are in A2 Zone	Kh.No. 150, 151, 152, 153, 154, 155, 156, 157, 158 of Village Kadholi, Sh.No 72 are in A2 Zone	Land out of Kh.No. 150, 151, 152, 153, 154, 155, 156, 157, 158 of Village Kadholi, Sh.No 72 is proposed to be included in Industrial Zone on payment of premium as mentioned in DCR.
261	EP-261	-	Kh.No.155A (Wathoda) to 42 (Dongargaon)	Kh.No.155A (Wathoda) to 42 (Dongargaon)-12 mtr wide Road	Kh.No.155A (Wathoda) to 42 (Dongargaon)-12 mtr wide Road	i) The proposed 12 mt. East-West wide road from Kh.No.155A (Wathoda) to 42 (Dongargaon) is to be deleted and land thereunder proposed to be included in Residential Zone. ii) New 12 mt. wide road starting from Kh.No.155A (Wathoda) along South boundary of Dongargaon village up to West side 60 mt. wide road is proposed as shown on plan.

SCHEDULE--B--Contd.

1	2	3	4	5	6	7
262	EP-262	--	Kh.No.313 to 317, 319, 320 of Village Godhani, Sh.No 57	Kh.No.313 to 317, 319, 320 of Village Godhani, Sh.No 57 are in A2 Zone	Kh.No.313 to 317, 319, 320 of Village Godhani, Sh.No 57 are in A2 Zone	Land out of Kh.No.313 to 317, 319, 320 of Village Godhani, Sh.No 57 is proposed to be included in Residential Zone.
263	EP-263	--	Kh.No.61 to 66 of Village Jangeshwar, Sh.No 132	Kh.No.61 to 66 of Village Jangeshwar, Sh.No 132 are in A2 zone.	Kh.No.61 to 66 of Village Jangeshwar, Sh.No 132 are in A2 zone.	Land from Kh.No.61 to 66 of Village Jangeshwar, Sh.No 132 proposed to be included in Residential Zone.
264	EP-264	--	Kh.No. 50, 51, 52/1, 52/2, 54, 55, 63/4, 64 Village kalamana	Kh.No. 50, 51, 52/1, 52/2, 54, 55, 63/4, 64 Village kalamana are in A2 Zone	Kh.No. 50, 51, 52/1, 52/2, 54, 55, 63/4, 64 Village kalamana are in A2 Zone	Land out of Kh.No. 50, 51, 52/1, 52/2, 54, 55, 63/4, 64 Village kalamana, Sh.No 98 is proposed to be included in Residential Zone.
265	EP-265	--	Kh.No.119, Village Gada, Sh.No.72	Kh.No.119, Village Gada, Sh.No.72 in Residential Zone	Kh.No.119, Village Gada, Sh.No.72 in Residential Zone	New reservations for Sports Complex is proposed on Kh.No.119, Village Gada, Sh.No.72 as shown on plan.
266	EP-266	--	Village Titur and village Bellori, Bargaon (Kh).	Reservation No. V-USW001 and Reservation No. V-USW002	Reservation No. V-USW001 and Reservation No. V-USW002	i) Reservation No. V-USW001 and Reservation No. V-USW002 proposed to be deleted and land thereunder proposed to be included in Agriculture Zone. ii) New two reservations for USW are proposed on government land in village Mouja Pahi, Tal. Hingna on Kh.No.88 and 94 and in village Mandwa, Tal. Hingna on Kh.No.72 as shown on plan.
267	EP-267	--	Kh.No.45, 46, 47, 48 and 49, Village Dongargaon, Sh.No 110	Kh.No.45, 46, 47, 48 and 49, Village Dongargaon, Sh.No 110 are in A2 Zone	Kh.No.45, 46, 47, 48 and 49, Village Dongargaon, Sh.No 110 are in A2 Zone	Land out of Kh.No.45, 46, 47, 48 and 49, Village Dongargaon, Sh.No 110 is proposed to be included in Residential Zone.
268	EP-268	--	Mouja Waranga (Kh.No.39)	Proposed 18 mt. wide road from Wardha road to the West boundary of Mouja Waranga (up to Kh.No.39)	Proposed 18 mt. wide road from Wardha road to the West boundary of Mouja Waranga (up to Kh.No.39)	Proposed 18 mt. wide road from Wardha road to the West boundary of Mouja Waranga (up to Kh.No.39) is proposed to be widened to 24 mt. equally on both sides and extended to the South side up to Kh.No.91 (Waranga Sh.No.126) as shown on plan.
269	EP-269	--	Site No. V-J001 (Jail) and Site No. V-DCC001 (District Court) proposed on Village Dighori Bk, Sh.No 85, Parcel 143	Site No. V-J001 (Jail) and Site No. V-DCC001 (District Court) proposed on Village Dighori Bk, Sh.No 85, Parcel 143	Site No. V-J001 (Jail) and Site No. V-DCC001 (District Court) proposed on Village Dighori Bk, Sh.No 85, Parcel 143	i) Site No. V-J001 (Jail) and Site No. V-DCC001 (District Court) proposed on Village Dighori Bk, Sh.No 85, Parcel No.117, 118 to 143 is proposed to be deleted and land thereunder proposed to be included in Agriculture Zone. ii) The above two sites are shifted on the land in the village Babulkheda and Chincholi as shown on plan.

1	2	3	4	5	6	7
270	EP-270	--	Village Khasala, Sh.No 58	Land from Kh.No.11 Village Khasala, Sh.No 58 is in A2 Zone	Land from Kh.No.11 Village Khasala, Sh.No 58 is in A2 Zone	Land from Kh.No.11 Village Khasala, Sh.No 58 is proposed to be included in Residential Zone.
271	EP-271	--	Village Fetri, Sh.No 56	Site No. West-B-PG011, Village Fetri, Sh.No 56	Site No. West-B-PG011, Village Fetri, Sh.No 56	Site No. West-B-PG011, Village Fetri, Sh.No 56 is shifted on Kh.No.127 and 128 as shown on plan. The land under original site is proposed to be deleted and included in Residential Zone.
272	EP-272	--	Kh.No.128 to 139, 147(pt), 148(pt), 149(pt), 166, 167(pt), 168 (pt) and 170(pt) Village Sahuli, Sh.No 69	Kh.No.128 to 139, 147(pt), 148(pt), 149(pt), 166, 167(pt), 168 (pt) and 170(pt) Village Sahuli, Sh.No 69 are in A2 Zone	Kh.No.128 to 139, 147(pt), 148(pt), 149(pt), 166, 167(pt), 168 (pt) and 170(pt) Village Sahuli, Sh.No 69 are in A2 Zone	Land from Kh.No.128 to 139, 147(pt), 148(pt), 149(pt), 166, 167(pt), 168 (pt) and 170(pt) Village Sahuli, Sh.No 69 is proposed to be deleted from A-2 Zone and included in Residential Zone.
273	EP-273	--	Village Tarodi (BK) 33, Sh.No 85	Kh.No.100(pt), Village Tarodi (BK) 33, Sh.No 85 is in A2 Zone	Kh.No.100(pt), Village Tarodi (BK) 33, Sh.No 85 is in A2 Zone	Kh.No.100(pt), Village Tarodi (BK) 33, Sh.No 85 is proposed to be included in Residential Zone.
274	EP-274	--	Village Godhani, Sh.No 57	Land from Kh No 319 Village Godhani, Sh.No 57 is in A2 Zone	Land from Kh No 319 Village Godhani, Sh.No 57 is in A2 Zone	Land from Kh No 319 Village Godhani, Sh.No 57 is proposed to be included in Residential zone
275	EP-275	--	Village Bori, Sh.No 126	Land from Kh No 24 A Village Bori, Sh.No 126 is in A2 Zone	Land from Kh No 24 A Village Bori, Sh.No 126 is in A2 Zone	Land from Kh No 24 A Village Bori, Sh.No 126, is proposed to be included in Residential zone
276	EP-276	--	Village Gumgaon, Sh.No 110	Land from Kh.No.102, 103, Village Gumgaon, Sh.No 110 is in A2 Zone	Land from Kh.No.102, 103, Village Gumgaon, Sh.No 110 is in A2 Zone	Land from Kh.No.102, 103, Village Gumgaon, Sh.No 110 is proposed to be included in Residential Zone
277	EP-277	--	Village Waghada (46), Sh.No 96, Parcel No.90/1,2, 103 (old)	Village Waghada (46), Sh.No 96, Parcel No.90/1,2, 103 (old), West-A PG011 103 - अ.अ. West-A PK026	Village Waghada (46), Sh.No 96, Parcel No.90/1,2, 103 (old), West-A PG011 103 - अ.अ. West-A PK026	Site No. West-A PG011 and West-A PK026 are shifted in Kh.No.57 with 18 mt. approach road from Kh.No.90, 91 towards South side upto the South boundary of Kh.No.57.

SCHEDULE--B--Contd.

1	2	3	4	5	6	7
278	EP-278	--	Thehsil Nagpur Rural, Village Pipla, Sh.No 98, Parcel No.152, 153, 123/2, 3	Thehsil Nagpur Rural, Village Pipla, Sh.No 98, Parcel No.152, 153, 123/2, 3	Thehsil Nagpur Rural, Village Pipla, Sh.No 98, Parcel No.152, 153, 123/2, 3	New Development Plan East-West 12 mt. wide road along the boundary of S.No.153, 152 is to be proposed and extended upto North side main road along East boundary (inner side) of S.No.152/2 as shown on plan.
279	EP-279	--	Thehsil Nagpur Rural, Village Dongargaon (73), Sh.No 110, Parcel No.51	Thehsil Nagpur Rural, Village Dongargaon (73), Sh.No 110, Parcel No.51 Site No. South A-CBG001	Thehsil Nagpur Rural, Village Dongargaon (73), Sh.No 110, Parcel No.51 Site No. South A-CBG001	Site No. South A-CBG001, Village Dongargaon (73) is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
280	EP-280	--	Land from Kh.No.31 and 32, Mouje Dudh dhamna	Land from Kh.No.31 and 32, Mouje Dudh dhamna in Agriculture-2 Zone.	Land from Kh.No.31 and 32, Mouje Dudh dhamna in Agriculture-2 Zone.	Land from Kh.No.31 and 32, Mouje Dudh dhamna is proposed to be included in Residential Zone.
281	EP-281	--	Thehsil Nagpur (Rural), Village Vhirgaon, Gat No.202	Thehsil Nagpur (Rural), Village Vhirgaon, Gat No.202 in A-2 Zone.	Thehsil Nagpur (Rural), Village Vhirgaon, Gat No.202 in A-2 Zone.	Kh.No.202, Village Vhirgaon is proposed to be included in Residential Zone.
282	EP-282	--	Thehsil Nagpur (Rural), Village Beltarodi, Sh. No. 97, Gat No.33	Thehsil Nagpur (Rural), Village Beltarodi, Sh. No. 97, Gat No.33 Site No. South B-PG 009	Thehsil Nagpur (Rural), Village Beltarodi, Sh. No. 97, Gat No.33 Site No. South B -PG 009	Site No. South B -PG 009 is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
283	EP-283	--	Thehsil Nagpur (Rural), Village Borkhedi, Sh. No. 118, Kh.No.196/2	Site No. South-C PK005	Site No. South-C PK005	Considering the availability of Park and PG Reservation around PK005, South C-PK005 is proposed to be deleted and land thereunder proposed to be included in Residential Zone.
284	EP-284	--	Mouja Isanani, Tal. Hingna, Kh.No.100	Mouja Isanani, Tal. Hingna, Kh.No.100 in Residential Zone and road widening.	Mouja Isanani, Tal. Hingna, Kh.No.100 in Residential Zone and road widening.	The proposed 36 mt. road (from the junction of 24 mt. and 36 mt. wide road up to the junction of 36 mt. of and 18 mt. road near Kh.No.103) is to be realigned to the South side considering the sanctioned Regional Plan 24 mt. wide road proposed in the sanctioned layout of Kh.No.100.
285	EP-285	--	Tahsil Nagpur, village Dhuti Kh.No.76, 78, 79	Tahsil Nagpur, village Dhuti Kh.No.76, 78, 79 included in R.No.South RP-001 (Regional Park).	Tahsil Nagpur, village Dhuti Kh.No.76, 78, 79 included in R.No.South RP-001 (Regional Park).	Part of the land from S.No.75, 76, 78 and 79 and part 65 is proposed to be deleted from the reservation South RP-001 (Regional Park) and proposed to be included in No Development Zone.

Note-I - Committed Development / Permission - Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final NA before publication of draft DP, shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. In such revision of cases, the premium if any shall not be applicable for the originally approved land use and FSI. However, premium shall be applicable if revision of cases applied for the additional FSI irrespective of its confirmative zoning. Also any zone change is sanction Under Section 20(4) of MR & TP Act, 1966 prior to this notification irrespective of land shown in any zone excluding reservation shall be continued to be valid for that Respective Purpose and Floor Space Index.

Note-II - Peripheral Development along Gaothan boundaries - The peripheral residential area shown along the Gaothan in the villages excluding the area of under nine urban centres is deleted and land thereunder included in Agriculture Zone. The development along the periphery of the gaothan shall be allowed within the revised peripheral distance from Gaothan i.e. 750 mt. distance for gaothan population less than 5000 and 1000 mt. distance for gaothan population more than 5000 subject to other condition mentioned in Appendix-L of the NMA DCPR.

Note-III - Error regarding existing nalas, river, canal, lake and like water bodies, pandhan etc. -

a) The Metropolitan Commissioner may correct the draftsman's / typographical errors on Development Plan in respect of showing alignment of existing nalas, river, canal, lake and like water bodies, pandhan (village roads) etc. by taking into account a Revenue/Land Record or City Survey, village map and other revenue records, as the case may be, in consultation with Joint Director, Nagpur Division, Nagpur. The Metropolitan Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.

b) The width of Recreational Open Space (ROS) along the water bodies should be consider as 50 mt. for major River, 36 mt. for minor River. The building line along nalas, shall be as per the DCPR. The modifications proposed in respect of ROS are sanctioned considering these widths of ROS. The land released considering this width of ROS shall deemed to be included in the adjoining zone / reservations if any. If the width of ROS is less than what is stated above, in such case the authority shall insist the required width as mentioned here.

Note-IV - Draftsman's error - Draftsman's errors which are required to be corrected as per actual situation on site and / or correction in existing boundaries of the establishments is required to be corrected as per city survey record or revenue record or as per acquisition and possession of lands or as per valid sanctioned layout etc. may be corrected by the Metropolitan Commissioner in consultation with Joint Director, Town Planning, Nagpur Division, Nagpur. In respect of High Tension Line, the alignment shown on DP is to be corrected or deleted wherever required by the Metropolitan Commissioner in consultation with the concerned department. However, due to shifting or deletion of such High Tension Line, the land use zone of lands (before shifting) under H.T. Line shall be the zone of adjoining land.

The Metropolitan Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.

Note-V - Quarry to Park Zone - Proposed Quarry to Park Zones are sanctioned as per the published plan under Section 26 of MR & TP Act, 1966 excluding the modification shown in Schedule-A and Schedule-B. However, the existing operational quarries area continue to be in operation. The existing uses within these zones such as bricks kilns, fly ash bricks, cremation ground etc. shall be continued for the respective purposes. The development after the closing of existing quarries shall be as per the closing policies of the respective department. Though the land under this zone are included in Quarry to Park Zone, the uses and development activities as per the uses included in No Development Zone of DCPR shall only be permissible subject to due NOC from the respective department.

However, the private lands which are included in Quarry to Park Zone shall deemed to be included in the adjacent zone and Metropolitan Commissioner shall grant development permission accordingly.

Note-VI - Mines and Quarry Zones - Proposed Existing Mines and Quarry Zones are sanctioned as per the published plan under Section 26 of MR & TP Act, 1966 excluding the modification shown in Schedule- A and Schedule-B. However, the existing uses within these zones such as bricks kilns, fly ash bricks, cremation ground etc. shall be continued for the respective purposes. The mining and quarry operation shall not be permitted within the restrictive area as per their prevailing regulations. The development after the closing of existing mining areas / quarries shall be as per the closing policies of the respective department. However, the private lands which are included in Mines and Quarry Zone shall deemed to be included in the adjacent zone and Metropolitan Commissioner shall grant development permission accordingly.

Note-VII - Exclusion from the area of NMA - The areas of Municipal Councils / Nagar Panchayats newly established under the provision of Maharashtra Municipal Councils and Industrial Township Act, 1965 shall be excluded from the NMA Area. The Existing areas of cantonment and Municipal Councils are also excluded from the planning area of NMA. In view of this, the modification within such area shall also be refused. The proposals of sanctioned Regional Plan will prevail in such areas till the publication of draft Development Plan prepared under the provisions of MRTP Act, 1966.

Note-VIII - Sanctioned Townships Area - The Special Township Projects which are sanctioned under erstwhile regulations and shown in this Development Plan by virtue of modification by the Planning Authority shall be allowed to be continued subject to payment of premium (though it is shown in Residential Zone or not) under revised Integrated Township Policy sanctioned vide Government Notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 09/11/2016.

Note-IX —The areas of reserved sites as mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site.

Note-X —The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification and by an order in writing.

Note-XI —On lands acquired for public purpose from the earlier Sanctioned Development Plan where reservation is continued in this revised Development Plan for the other public purpose, in such cases such lands shall be available as per revised Development Plan reservation for public purpose.

Note-XII—Existing boundaries of the establishments like MIDC, Koradi and NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected as per city survey record or revenue record or as per acquisition and possession of lands by the Metropolitan Commissioner in consultation with Joint Director, Town Planning, Nagpur Division, Nagpur

Note-XIII—Existing Residential development in A-1 Existing Residential in A-2, Existing Residential in Mines and Quarries, Existing Residential in Industrial, Existing Residential in Recreational Open Space, Existing Industrial in Recreational Open Space -

Existing Residential development is to be continued in above zone for the residential purpose with prior approval of Metropolitan Commissioner and subject to following conditions:-

i) Any development permission granted or any development proposal for which any action is taken to allow development permissions under the erstwhile Regulation / or Act and which still valid and any change of zone is approved under section 20(4) of MR & TP Act, 1966 or notice under section 20(3) is issued prior to this notification shall be continued to be valid for that Respective Purpose. For the land for which notice under Section 20(3) is published but final notification under Section 20(4) is not issued then in such cases zone change premium considering at the rate 30% of said land as mentioned in current ASR shall be recovered while allowing residential development.

ii) The unauthorised construction, unauthorised construction of the farm houses and unauthorised layout shall be regularised considering the provisions of prevailing DCP R and under Regularisation Policy applicable to NMA area subject to following conditions:-

a) Approach roads of adequate width as per DCPR shall be required and insisted while allowing permission.

b) Infrastructure facilities like water supply, sewerage etc. shall be provided and developed by the owner / developer.

c) Recreational Open Space wherever required shall be provided as per the DCPR.

d) The land use conversion premium at the rate 30% of said land as mentioned in current ASR shall be recovered while allowing residential development as per the above conditions.

iii) Structure which is included in any Buffer Zone, Flood line, Recreational Open Space, Green Belt, Hill-top / Hill-slope area, Forest land, Defence land, Quarry to Park Zone, Mines and Quarries Zone also in any Development Plan reservation shall not be regularised.

iv) The structures which are not regularised as per above guidelines shall be treated as an unauthorised structures as per the MR & TP Act, 1966 and in that case also the basic Land Use Zone shall prevail.

Note-XIV —Existing Features Shown On Development Plan - The existing features shown on Development Plan are indicative and stand modified on Development Plan as per actual position. Merely mention of particular existing use on Development Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.

By order and in the name of the Governor of Maharashtra,

SANJAY SAOJI

Deputy Secretary.

भाग एक-अ (असा.) (ना.वि.पु.) म.शा.रा., अ.क्र. ६

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032; Date the 5th January 2018

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-2416/CR-122(A)/2016/DCPR-NMA/UD-9.—

Whereas, the Government in Urban Development Department *vide* Notification No. TPS-1899/1191/C.R.80/99/UD-13, Dated the 23rd July, 1999, issued in exercise of the powers conferred by clause (c) of Article 243-P of the Constitution of India read with clause (c) of section 2 of the Maharashtra Metropolitan Planning Committees (Continuance of Provisions) Act, 1999 (Mah. V of 2000) has declared an area, around the City of Nagpur, as specifically described in the Schedule appended to the Notification as "Nagpur Metropolitan Area" (hereinafter referred to as "the said Nagpur Metropolitan Area") ;

And whereas, in exercise of the powers conferred by Section 40(I) & (IB) of the Maharashtra Regional Town Planning Act, 1966 (Mah.XXXVII of 1966) (hereinafter referred to as "the said Act."), the Nagpur Improvement Trust constituted under the Nagpur Improvement Trust Act, 1936 (C.P. and Berar XXXVI of 1936) is appointed as the Special Planning Authority (hereinafter referred to as "the said Special Planning Authority") for the said Nagpur Metropolitan Area *vide* Government in Urban Development Department Notification No. TPS-2409/2890/ C.R.356/UD-9, 31st August, 2010, (hereinafter referred to as "the said Notification");

And Whereas, the said Special Planning Authority under its General Body Resolution No.2/1106, Dated 24/02/2012 has prepared the Draft Development Plan after following the due procedure as mention in the said Act and published the Draft Development Plan along with Development Control Regulations for the said Nagpur Metropolitan Area (hereinafter referred to as "the said Draft Development Plan") under Section 26 (I) of the Maharashtra Regional & Town Planning Act, 1966 for inviting suggestions and objections from general public (hereinafter referred to as "the said Act") and notice to that effect has appeared in extra Ordinary Maharashtra Government Gazette, in Nagpur Division, Part - 1A Supplement, Dated 26/02/2015 ;

And whereas, after considering the suggestions and objections received on the said Draft Development Plan within stipulated period, and giving opportunity of being heard the Planning Committee appointed under Section 28 (2) of the said Act, has submitted its Report to the said Planning Authority on 24/06/2016;

And whereas, in accordance with the provisions of Section 28(4) of the said Act, the Planning Authority after considering the report of the Planning Committee makes some modification in the said Draft Development Plan and Notice to that effect is published in Maharashtra Govt. Gazette Dated 24/08/2016, and then in accordance with the provisions of sub-section (I) of Section 30 of the Said Act, the said Planning Authority has submitted the said modified Draft Development Plan along with the Development Control Regulations to the Government of Maharashtra for Sanction *vide* its Marathi letter No. प्रावियो/नामक्षे/कलम-/३०अ, अ, 6089/., Dated 24/08/2016 ;

And whereas, the Director of Town Planning, *vide* his Marathi letter No. डिटीपी/3117/टीपीव्ही 3042/2, Dated the 09/06/2017, has submitted his Report on the said modified Draft Development Plan and the Draft Development Control Regulations to Government for sanction ;

And whereas, in accordance with sub-Section (I) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government is of the opinion that the Draft Development Plan should be Sanctioned along with Draft Development Control Regulations with Modifications shown in SCHEDULE-A (as SM-1, SM-2....etc.) appended here to, excluding the substantial Modifications (as EP- 1, EP-2,.....etc.) as specified in SCHEDULE-B appended (hereinafter referred to as the "said Proposed Substantial Modification *i.e.*(EP) ");

And whereas, in accordance with sub-section (I) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has accorded sanctioned to the said Draft Development Plan with modification shown in SCHEDULE-A appended to the Notification No. TPS-2416/C.R.122 (A)/2016/SM/UD-9, Dt. 05/01/2018 excluding the Substantial Modification as shown in SCHEDULE-B;

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the Said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

(a) Development Control Regulations for the whole Nagpur Metropolitan Area is sanction with certain modification. These regulations shall be the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority (Nagpur Metropolitan Area Development Plan). The Sanctioned Set of DCPR for NMRDA area is attached herewith.

(b) Extends the period prescribed under Section 31 (1) of the Said Act, for sanctioning the Said Development Control and Promotion Regulations up to and inclusive of the date of this Notification.

(c) Fixes the date one month after of publication of this Notification in the Official Gazette to be the date on which the Said Sanctioned DCPR shall come into force.

The aforesaid Final Development Control and Promotion Regulations of the said Nagpur Metropolitan Area sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Metropolitan Commissioner, Nagpur Metropolitan Regional Development Authority, Nagpur.

PART I ADMINISTRATION

1.0 SHORT TITLE, EXTENT AND COMMENCEMENT

i) **Title:** These regulations shall be called as Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority (Nagpur Metropolitan Area Development Plan)

ii) **Extent** - These regulations shall apply to the areas within the jurisdiction of Nagpur Metropolitan Regional Development Authority (Nagpur Metropolitan Area Development Plan)

iii) All development work shall conform to the respective provisions made under these regulations. If there is any conflict between the requirements of these regulations and those of any other rules or bye-laws, these regulations shall prevail.

iv) **Commencement** - These regulations shall come into force from the date of publication of notification in Official Gazette and these shall replace all existing building bylaws and development control rules.

v) **Savings** - Notwithstanding anything contained herein, any permission granted or any action taken under the regulations in force prior to these regulations shall be valid and continue to be so valid, unless otherwise specified in these regulations. Provided that, permissions granted earlier shall be eligible for renewal as per the provisions of the Act. Provided further that, the words 'action taken' in this regulation shall also include the issuance of demand note for granting the development permission.

vi) **Committed Development** - Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final NA before publication of draft DP, shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. In such revision of cases, the premium if any shall not be applicable for the originally approved land use and FSI. However, premium shall be applicable if revision of cases applied for the additional FSI irrespective of its confirmative zoning.

2.0 DEFINITIONS-

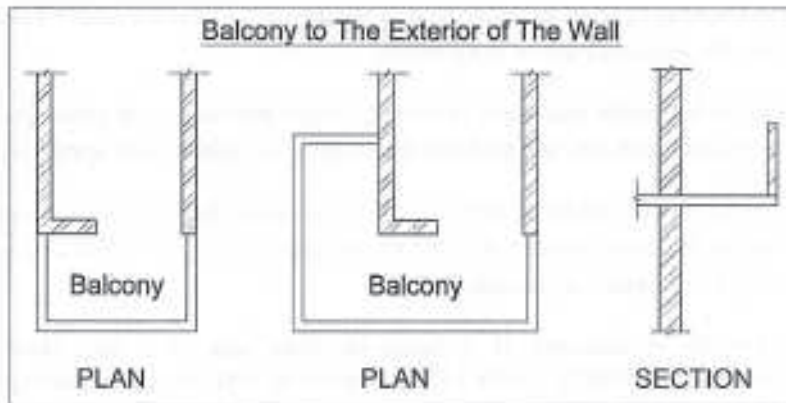
2.1 General

In these regulations, unless the context otherwise requires, the definitions given hereunder shall have meaning indicated against each of them.

2.2 Words and expressions which are not defined in these Regulations shall have the same meaning or sense as in the -

- i) The Maharashtra Regional and Town Planning Act, 1966,
- ii) Maharashtra Metropolitan Region Development Authority Act, 2016, and
- iii) National Building Code (2005 or amended from time to time)

- 2.3 Act –Act in these Regulations shall mean -**
 i)The Maharashtra Regional and Town Planning Act, 1966;
 ii)Maharashtra Metropolitan Region Development Authority Act,2016
- 2.4 Authority -** Authority constituted under the Maharashtra Metropolitan Region Development Authority Act,2016
- 2.5 Alteration :-** Any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However modification in regards to gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.
- 2.6 Advertising Sign: -** Any surface of structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoor for purposes of advertising or to give information regarding or to attract the public to any place, for public performance, article or merchandise whatsoever, or is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space.
- 2.7 Air-conditioning:-**The process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
- 2.8 Accessory Building:-**A building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms etc.
- 2.9 Accessory / Ancillary Use:-**Any use of the premises subordinate to the principal use and incidental to the principal use.
- 2.10 Amenity Space:-** amenity space means a statutory space provided under the provision of these regulations in any layout to be used for any of the amenities specified in these regulations.
- 2.11 Access:-**Clear approach to a plot or a building.
- 2.12 Architect: -** An Architect is a person registered with Council of Architecture as per Architects Act, 1972 as an Architect.
- 2.13 Atrium -** Atrium means a sky lighted, naturally/mechanically ventilated area in buildings, with no intermediate floors, used as circulation space or entrance foyer.
- 2.14 Balcony :-** A Horizontal projection cantilever or otherwise shown in the figure below, including parapet and handrail balustrade to serve as a passage or sitting out place atleast one side fully open, except provided with railing or parapet wall for safety.



- 2.15 **Basement:** - The lower storey of a building below or partly below the ground level.
- 2.16 **Building:-**Any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, wells, door steps, fencing, plumbing and building services, fixed - platforms, verandas, balcony; cornice or projection, part of a building or anything affixed thereto or any wall fence enclosing or intended to enclose any land or space and signs and outdoor display structures. However, tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.
- 2.17 **Built up Area:-**The area covered by a building on all floors including cantilevered portion, mezzanine floors, if any, but accepting the areas excluded specifically from FSI under these Regulations.
- 2.18 **Building Line:-**The line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend.
- 2.19 **Building Height :-** The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last liveable floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.
- 2.20 **“Builder/Developer”** Means the person who is legally empowered to construct or to execute work on a building unit, building or structure and / or land development, or where no person is empowered, the owner of the building unit, building or structure.
- 2.21 **Cabin:-** A non - residential enclosure constructed of non - load bearing, non-masonry partitions having area not exceeding 3.00 sq.m.
- 2.22 **Carpet Area:-** Means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation – For the purpose of this clause, the expression “exclusive balcony or veranda area” means the area of the balcony or veranda, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and “exclusive open

terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

- 2.23 **Chajja:** - A sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain and for purpose of architectural appearance.
- 2.24 **Chimney:-** An upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel.
- 2.25 **Combustible Material:-** A material, if it burns or adds heat to a fire when tested for combustibility in accordance with IS - 3808 - 1966 Method of Test for combustibility of building materials, National Building Code.
- 2.26 **Control Line:-**A line on either side of a highway or part of highway beyond the building line fixed in respect of such highway by the Highway Authority.
- 2.27 **Courtyard or Chowk:-** A space permanently open to sky enclosed on sides fully or partially by buildings and may be at ground level or any other level within or adjacent to a building.
- 2.28 **Canopy:-**A projection over any entrance.
- 2.29 **Congested area:-** means the congested area as shown on the Development Plan.
- 2.30 **Convenience Shopping:-**Means shops for domestic needs each with a carpet area not exceeding 10 sq.mt.
- 2.31 **Corridor:-** means a common passage or circulation space including a common entrance hall.
- 2.32 **Detached Building:-** A building whose walls and roofs are independent of any other building with open space on all sides as specified.
- 2.33 **Development :-** Development with its grammatical variations means the carrying out of buildings, engineering, mining or other operations in, or over, or under, land or the making of any material change, in any building or land or in the use of any building or land or any material or structural change in any Heritage building or its precinct and includes demolition of any existing building, structure or erection of part of such building, structure of erection and reclamation, redevelopment and layout or sub-division of any land and to develop shall be construed accordingly.
- 2.34 **Development Plan:-**"Development Plan" means a plan for the development of the area within the jurisdiction of a Planning Authority and includes revision of a development plan and proposals of a special planning Authority for development of land within its jurisdictions.
- 2.35 **Drain:-** means a system or a line of pipes, with their fittings and accessories, such as manholes, inspection chambers, traps, gullies, floor traps used for the drainage of building, or number of building or yards appurtenant to the buildings within the same cartilage. A drain shall also include open channel for conveying surface water or a system for the removal of any liquid.
- 2.36 **Dwelling Unit /Tenement:-**An independent housing unit with separate facilities for living, cooking and sanitary requirements.

- 2.37 **Density:-**The residential density expressed in terms of the number of dwelling units per hectare.
- 2.38 **Enclosed Stair- case:-** A stair case separated by fire resistant walls and door (s) from the rest of the building.
- 2.39 **Existing Building or use:-** A building, structure or its use existing authorisedly.
- 2.40 **Exit:-** A passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety.
- 2.41 **Vertical Exit:-**A vertical exit is a means of exit used for ascension or dissension between two or more levels including stairways, smoke proof towers, ramps, escalators and fire escapes.
- 2.42 **Horizontal Exit:-** A horizontal exit is protected opening through or around a firewall or a bridge connecting two buildings.
- 2.43 **Outside Exit:-** An outside exit is an exit from the building to public way, to an open area leading to public way, to an enclosed fire resistive passage to a public way.
- 2.44 **External Wall:-**An outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.45 **Escalator:-**A power driven, inclined, continuous stairway used for raising or lowering passengers.
- 2.46 **Floor:-** The lower surface in a story on which one normally walks in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mezzanine floor.
- Note:-** The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floor at or wholly above ground level the lowest floor in the building with direct entrance from / to road or street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as Floor 1, Floor 2, etc., with number increasing upwards.
- 2.47 **Floor space index (F. S. I):-** The quotient obtained by dividing the total covered area (plinth area) on all floors, excluding exempted areas as given in Regulation No.26.9 by the area of the plot.
- $$\text{F.S.I.} = \frac{\text{Total covered areas on all floors}}{\text{Plot area}}$$
- 2.48 **Footing:-**A foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.
- 2.49 **Foundation:-**That part of the structure which is in direct contact with an transmitting loads to the ground.
- 2.50 **Front:-** The space between the boundary line of plot abutting the means of access / road / street and the building line. In case of plots facing two or more means of accesses / roads / streets, the plot shall be deemed to front on all such means of access / road / streets.
- 2.51 **Gallery:-** An intermediate floor or platform projecting from a wall of an auditorium of a hall providing extra floor area, additional seating accommodation etc. These shall also include the structures provided for seating in stadia.
- 2.52 **Garage-Private:-** A building or portion thereof designed and used for parking of private owned motor driven or other vehicles.

- 2.53 **Garage-Public :-**A building or portion thereof designed as other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles
- 2.54 **Group Housing Scheme:-** Group housing scheme means a building or a group of buildings constructed or to be constructed with one or more floors, consisting of more than one dwelling units and having common service facilities. Common service facilities means facilities like stair case, balcony, corridor, and veranda, lift, etc.
- 2.55 **Ground Level -** The average level of the ground in a plot.
- 2.56 **Habitable Room:-** Habitable room or living room means, a room constructed or intended for human habitation
- 2.57 **Home Occupation:-** Customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilized in whole or in part for any purpose other than a residential or dwelling use, and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and / or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. Home Occupation may also include such similar occupations as may be specified by the Commissioner with the approval with the approval of Director of Town Planning and subject to such terms and conditions as may be prescribed.
- 2.58 **Information Technology Establishment (ITE):-** means an establishment which is in the business of developing either software or hardware relating to computers or computer technology as approved by Director of Industries.
- 2.59 **Layout Open Space / Recreational Open Space:-** Shall mean a statutory common open space kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
- 2.60 **Ledge or Tand: -** A shelf like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not having projection wider than half meter.
- 2.61 **Licensed Engineer / Structural Engineer / Supervisor:-**A qualified Engineer/Structural Engineer / Supervisor licensed by the Metropolitan Commissioner/appropriate authority.
- 2.62 **Licensed Technical Persons:-**means a qualified Engineer, Structural Engineer, and Supervisor etc. licensed by the Commissioner / appropriate authority.
- 2.63 **Lift:-** An appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical directions, by means of a guided car platform.
- 2.64 **Lift Machine:-** Part of the lift equipment comprising the motor(s) and the control gear there with, reduction gear (if any), brakes and winding drum or sheave, by which the lift car is raised or lowered.

- 2.65 **Lift Well:-** Unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weights, including the lift pit and the space for top clearance.
- 2.66 **Loft:-** Shall mean, an intermediate floor between two floors which is constructed for storage purpose and as defined in Regulation No.41.5.1
- 2.67 **Laying out of New Street:-**Includes provision of road for levelling, formation, metalling or paving of a road and footpaths, etc. including layout of the services such as water supply, drainage, etc.
- 2.68 **Mall:-** A large enclosed shopping area.
- 2.69 **Marginal distance/ Set back:-**Minimum distance required to be left open to sky between boundary of the building plot and the building excluding court yard/chowk, which is an integral part of the plot.
- 2.70 **Metropolitan Commissioner :-** "Metropolitan Commissioner" appointed under section 12(1) of Maharashtra Metropolitan Region Development Authority Act, 2016.
- 2.71 **Mezzanine floor:-** An intermediate floor between two floors of any story, forming an integral part of floor below, overhanging or overlooking a floor beneath, not being a loft between the floor and ceiling of any storey.
- 2.72 **Means of Access:-**These shall include the road/ street/ vehicular access way, pathway upto the plot and to the building within a plot as defined in Regulation No. 23.0
- 2.73 **Net plot area:** The net plot area shall be as defined in Regulation No.24.9
- 2.74 **Non -Combustible Material:-** A material which does not burn nor add heat to a fire when tested for combustibility in accordance with IS: 3808 - 1966 'Method of Test for Combustibility of Building Materials'.
- 2.75 **Non-conforming User:** -Any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
- 2.76 **Occupancy or Use Group :-**The principal occupancy or use for which a building or a part of a building is used, or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the building. The occupancy classification shall have the meaning given from 2.76.1 to 2.76.12 unless otherwise spelt out in Development Plan.
 - 2.76.1 **Assembly Buildings:-**These shall include any building or part of building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, e.g. theatres, motion picture house, drive-in-theatres, multiplexes, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, cultural centre, skating rinks, places of worship, dance theatres, club & gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia.
 - 2.76.2 **Business Buildings:-**These shall include any building or part of building, which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, I.T. establishments, call centre, offices for private entrepreneurs, court houses, libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

- 2.76.3 **Educational Buildings :-** A building exclusively used for a school or college recognized by the appropriate Board or University, or any other competent authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other users incidental thereto such as library, coaching class or a research institution. It shall also include quarters for essential staff required to reside in the premises and a building used as a hostel attached to an educational institution situated in its campus and, also includes day care purposes more than 8 hours per week.
- 2.76.4 **Hazardous Buildings :-**These shall include any building or: part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or which may produce poisonous gases or explosions during storage, handling, manufacturing or processing, which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes and explosive, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition.
- 2.76.5 **Industrial Buildings:-**These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.
- 2.76.6 **Institutional Buildings:-** A building constructed or used by Government, Semi - Government organization or registered trusts or persons and used for medical or other treatment, or an auditorium or complex for cultural and allied activities or for an Hospice care of persons suffering from physical or mental illness, handicap, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correctional detention and reformatories.
- 2.76.7 **Mercantile Buildings:-**These shall include any building or part of a building, which is predominantly used as shops, stores, market, malls for display and sale of merchandise either wholesale or retail, office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.
- 2.76.8 **Office Building / Premises:-**The premises whose sole or principal use is to be used as an office or for office purpose; "office purposes" shall include the purpose of administration, clerical work, handling money, telephone/ telegraph/ computer operations and "clerical work" shall include writing, book-keeping, sorting papers, typing, filing, duplicating, drawing of matter for publication and the editorial preparation of matter for publication.
- 2.76.9 **Public Semi-public Building:-** A building constructed or used by Government, Semi Government Organization, Government Undertaking, Local Authorities, for conducting public semi-public use like municipal office, post office, telephone office, etc.
- 2.76.10 **Residential Buildings:-**These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, residential hotels, hostels, dormitories, dharmshalas, apartment houses, flats, service apartment, studio apartment and private garages incidental thereto.

- 2.76.11 **Storage Buildings :-**These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storage, freight depots, transit sheds, godowns, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.
- 2.76.12 **Wholesale Establishments:-**These shall include establishments wholly or partly engaged in wholesale trade, manufactures, wholesale outlets including related storage facilities, A.P.M.C. establishments, warehouses and establishments engaged in truck transport including truck transport booking agencies.
- 2.77 **Owner:-**The person who has legal title for land or building.
- 2.78 **Parapet: -** A low wall or railing built along the edge of a roof, terraces, balcony, verandah etc.
- 2.79 **Parking Space:-** An enclosed or unenclosed, covered or open area sufficient in size to park vehicles. Parking space shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.80 **Permit / Permission: -** A permission or authorization in writing by the Authority to carry out the work regulated by these Regulations.
- 2.81 **Plinth: -**The portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.82 **Plot / Site:-**A parcel or piece of land enclosed by definite boundaries and approved by an authority as a building site, under these Regulations:
- 2.83 **Pandals/Shamiyanas:-** means a temporary structure with roof or walls made of canvas, cloth other like material which is not adopted for permanent or continuous occupancy.
- 2.84 **Podium:-**A continuous projecting base or pedestal under or around the building, generally used for parking and movement of vehicle within the permissible area as specified in Regulation.
- 2.85 **Porch: -**A covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.
- 2.86 **Road / Street:-** Any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.
- 2.87 **Road / Street Line:-** The line defining the side limit of a road / street.
- 2.88 **Room Height:-**The vertical distance measured from the finished floor surface to the finished ceiling/ slab surface. In case of pitched roofs, the room height shall be the average height between bottom of the eaves and bottom of ridge.
- 2.89 **Row Housing:-**A row of houses with only front, rear open spaces.
- 2.90 **Semi Detached Building: -**A building detached on three sides with open spaces as specified.

- 2.91 **Site corner:-** The side at the junctions of and fronting on two or more intersecting streets.
- 2.92 **Site, Depth of:-** The mean horizontal distance between the front and rear side boundaries.
- 2.93 **Site, Double Frontage:-** A site, having a frontage on two streets other than a corner plot.
- 2.94 **Site, Interior or Tandem:-** A site, access to which is by a passage from a street whether such passage forms part of the site or not.
- 2.95 **Smoke Stop Door:-** A door for preventing or checking the spread of smoke from one area to another.
- 2.96 **Special building:-** This shall mean building as specified in Regulation No.6.2.2.g.
- 2.97 **Stair Cover:-** A structure with a covering roof over a stair case and its landing built to enclose only the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.98 **Stilts or Stilt Floor:-** Stilts or stilt floor means portion of a building above ground level consisting of structural column supporting the super structure with at least two sides open for the purpose of parking vehicles, scooters, cycles, etc.
- 2.99 **Storage:-** A place where goods are stored.
- 2.100 **Store Room:-** A room used as storage space.
- 2.101 **Storey:-** The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
- 2.102 **Service Floor:-** Means a floor generally provided in multi-storied buildings and especially in starred hotels where from services like water supply, sewerage disposal system, electricity etc. are co-ordinated/maintained. Height of such floor shall not be more than 1.8m. from floor level to soffit of outer beam and shall not be counted in FSI.
- 2.103 **Stall:-** means a small shop, floor area of which does not exceed 5.0sqm.
- 2.104 **Tenement:-** An independent dwelling unit with a kitchen or cooking alcove.
- 2.105 **Terrace:-** A flat open to sky roof of a building or a part of a building having parapet.
- 2.106 **To Erect :-** To erect a building means
 (a) to erect a new building on any site whether previously built upon or not;
 (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and
 ® conversion from one occupancy to another
- 2.107 **Travel Distance:-** The distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.
- 2.108 **Tower like structure:-** A structure in which the height of the tower like portion is at least twice the width of the broader base.

- 2.109 **Unsafe Building:-** Unsafe buildings are those which are structurally unsafe, unsanitary or not provided with adequate means of ingress or egress which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.
- 2.110 **Veranda :-** A covered area with at least one side open to the outside with the exception of 1 m. high parapet on the upper floors to be provided on the open side.
- 2.111 **Water Closet (WC):-** A privy with arrangement for flushing the pan with water. It does not include a bathroom.
- 2.112 **Water Course:-** A natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm and waste water.
- 2.113 **Width of Road: -** The whole extent of space within the boundaries of road when applied to a new road, as laid down in the city surveys map or development plan or prescribed road lines by any Act or Law and measured at right angles to the course or intended course of direction of such road whichever is more.
- 2.114 **Window:-** An opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.

3.0 APPLICABILITY OF REGULATIONS

- 3.1 These Regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These Regulations shall also apply to any revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further, these Regulations shall apply to development work defined in Regulation No. 3.2 to 3.6.

3.2 Development of sites or/and subdivision or amalgamation of land:-

Where land is to be developed, subdivided, or two or more plots are to be amalgamated, or a lay-out is to be prepared; these Regulations shall apply to the entire area under development, subdivision, amalgamation and layout. Provided that, where part of an existing lay-out / sub-division plan is being altered, these Regulations shall apply only to that part which is being altered without adversely affecting the requirements of layout roads, recreational open space etc. of the earlier sanctioned layout.

3.3 Construction / Part Construction -

Where the whole or part of a building is demolished or altered or reconstructed, removed, except where otherwise specifically stipulated, or part is proposed to be newly constructed or revised, these Regulations apply only to the extent of the work involved.

3.4 Change of Occupancy / User:-

Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these Regulations shall apply to all parts of the building affected by the change.

3.5 Reconstruction -

The reconstruction, in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be

demolished by or under an order of the Municipal Corporation and for which the necessary certificate has been given by the said Municipal Corporation, shall be allowed subject to the provisions in these Regulations.

3.6 Revised permission –

Any development permission granted earlier may be revised. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with the owner and office, shall be stamped as 'CANCELLED' by the Authority.

4.0 INTERPRETATION

4.1 In these Regulations, the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word "person" includes a corporation/company, "writing" includes "printing and typing" and "signature" includes thumb impression made by a person who cannot write if his name is written near such thumb impression or digital signature in case of e submissions.

4.2 Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these Regulations. However, sizes and dimensions may not be disputed with reference to finished/unfinished surfaces unless it differs overall dimensions of the building.

5.0 DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

a) No person shall carry out any development work in contravention of the development plan proposals.

b) No person shall carry out any development work including development of land by laying out into suitable plots and amalgamation of plots or development of any land as group housing scheme or to erect, re-erect or make alterations or demolish any building or cause the same to be done without first obtaining a separate building permit / commencement certificate for each such development work / building from the Metropolitan Commissioner.

c) No temporary construction shall be carried out without obtaining prior approval of the Metropolitan Commissioner, which may be granted subject to such conditions as may be deemed necessary by him. However, temporary site office/watchman cabin/labour- material shed/toilet may be constructed without permission after the development permission is granted. These temporary constructions shall be removed after the completion of construction under development permission.

6.0 PROCEDURE FOR OBTAINING BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

6.1 **Application/ notice:** Every person who intends to carry out development and erect, re-erect or make alterations in any place in a building or demolish any building, shall give notice/submit application in writing through registered Architect/ Engineer/Structural Engineer/ Supervisor shall be registered / licensed to the Authority of his said intention in the prescribed form (See Appendix A1 or A2) and such notice /application shall be accompanied by the following requirements and plans wherever necessary.

Minimum four copies of plans and statements shall be made available along with the notice. In case of building schemes, where clearance is required from other agencies like Fire Services and other, number of copies of plans required shall be as decided by the Metropolitan

Commissioner. The plans may be submitted in the form of soft copy as may be specified by the Metropolitan Commissioner from time to time.

6.2 Information accompanying notice / application

6.2.1 Ownership title and area: -

Every application for development permission and commencement certificate shall be accompanied with the following documents for verifying the ownership and area etc. of the land.

- i) Latest 7/12 extracts or property register card of a date not more than six months prior to the date of submission. Attested copy of original registered sale / lease – deed, if required. A copy of power of attorney, wherever applicable.
- ii) A certified copy of the Measurement Plan of the property under development proposal.
- iii) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner in regard to the area in the form prescribed by the Commissioner.
- iv) Any other document prescribed by the Metropolitan Commissioner.
- v) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
- vi) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
- vii) In case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.

6.2.2 Plans to be submitted along with application / Notice

a) **Key Plan or Location Plan:-** The key plan drawn to a scale of not less than 1:10000 shall be submitted along with the application for a building permit and Commencement Certificate showing the boundary and locations of the site with respect to neighbourhood landmarks or with respect to the area within a radius of 200 meters from the site whichever is more

b) **Site Plan:-** The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have following details-

- i) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
- ii) The position of the site in relation to neighbouring streets ;
- iii) The name of the street, if any, from which the building is proposed to derive access;
- iv) All existing buildings contained in the site with their names (where the buildings are given names);
- v) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (i) above in relation to;
 - a) The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;

- b) All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (i),
- vi) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- vii) The space to be left around the building to secure free circulation of air, admission of light and access.
- viii) The width of the street (if any) in front and the street (if any) at the side or near the building, including proposed roads;
- ix) The direction of the north line relative to the plan of the building;
- x) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- xi) The ground area of the whole property and the break-up of the covered area on each floor;
- xii) A plan indicating parking spaces as required and provided under these Regulations;
- xiii) Overhead electric supply lines, if any, including space for electrical transformer / substation according to the requirements of the electric distribution company,
- xiv) Any water course existing on site;
- xv) Existing alignments of water supply and drainage line;
- xvi) Such other particulars as may be prescribed by the Metropolitan Commissioner.

c) Sub - Division/ Layout Plan:- In the case of development of land, the notice shall be accompanied by the sub -division/ layout plan which shall be drawn to a scale of not less than 1 : 500, however, for layout having areas 4.0 ha. and above, the plan shall be drawn at a scale of not less than 1:1000, **containing** the following:-

- (a) Scale used and north point;
- (b) The location of all proposed and existing roads with their existing /proposed widths within the land;
- (c) Dimension of plots;
- (d) The location of drains, sewers, public facilities and services, electrical lines, natural watercourses, water bodies and streams etc.
- (e) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- (f) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, amenity spaces, playground, recreation spaces and development plan reservations/roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- (g) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets;
- (h) Contour plan of site, wherever necessary.

d) Amalgamation Plan:-Where two or more plots / holdings are to be amalgamated, plan showing such amalgamation drawn to a scale not less than 1:500. Instead of submitting a separate plan, such amalgamation may be allowed to be shown on building / layout-plan itself. However, 7/12 extract or property card of amalgamated plot shall be submitted before occupation certificate.

e) Service Plan:- Plans, elevations and sections of water / grey-water supply, sewage disposal system and details of building services, where required by the Metropolitan Commissioner, shall be made available to a scale not less than 1:100 and for layouts 1:1000.

f) Building plan:-The plans of the building with elevations and accompanying the notice/application shall be drawn to a scale of 1: 100 or more and shall;

- i) include floor plans of all floors together with the built-up /covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift wells, lift machine room and lift pit details. It shall also include ground floor plan as well as basement plan and shall indicate the details of parking space and loading and unloading spaces provided around and within the building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building ;
- ii) show the carpet area of every flat or shop or any unit.
- iii) show the use or occupancy of all parts of the buildings;
- vi) show exact location of essential services, such as water closet (W.C.), bath, sink and the like;
- v) include sectional drawings showing clearly the size of the footings, thickness of basement wall, wall construction size and spacing of framing members, floors, slabs, roof slabs with the materials. The section shall indicate the height of the building, rooms and parapet, drainage and slope of the roof. At least one section should be taken through the staircase provided further that the structure plan giving details of all structural elements and materials used along with structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate;
- vi) include sectional drawings of the building showing all sectional details including staircase.
- vii) show all street elevations.
- viii) give dimensions of the projected portion beyond the permissible building line.
- ix) include terrace plan indicating the drainage and the slope of the roof.
- x) give indication of the north line relative to the plan.
- xi) give dimensions and details of doors, windows and ventilators.
- xii) give such other particulars as may be required to explain the proposal.

g) Building Plans for Special Buildings:- For

- (i) multi-storeyed buildings which are more than 16 mt height; or
- (ii) special buildings like educational, assembly, mercantile, institutional, public and semi-public, industrial, storage and hazardous having area more than 500 sq. m. on each floor; or
- (iii) buildings with mixed occupancies with any of the aforesaid occupancies mentioned in (ii) above, having built-up area more than 500 sq. m. on each floor;

The following additional information shall be furnished / indicated on the Building Plans in addition to the items (i) to (xii) of Regulation No. 6.2.2.(f)

- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motor able access way around the building except front margin, which should be of atleast 6 mtr. or as decided by Metropolitan Commissioner in consultation with the fire officer (whichever is more);

- (b) size (width) of main and alternate staircases, wherever necessary as per Regulation along with balcony approach, corridor, ventilated lobby approach;
- (c) location and details of lift enclosures;
- (d) location and size of fire lift;
- (e) smoke stop lobby/door, where provided;
- (f) refuse chutes, refuse chamber, service duct, etc.;
- (g) vehicular parking spaces;
- (h) refuge area, if any;
- (i) details of Building Services:- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
- (j) details of exits including provision of ramps, etc. for hospitals and buildings requiring special fire protection measures,
- (k) location of generator, transformer and switch gear room;
- (l) smoke exhaust system, if any;
- (m) details of fire alarm system network;
- (n) location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.
- (o) location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank;
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, Co2 installation etc.;
- (q) location and details of first aid, fire-fighting equipments /installations
- (r) certificate of structural engineer about structural and earth-quake safety;

Provided further that the provision of fire escape staircase shall be made as per regulation no 41.25.7.

6.2.3 **Fees and Charges:**

a) Building/ layout permission/Scrutiny Fee:- The notice shall be accompanied by an attested copy of receipt of payment of Building/ layout permission. Application Fee. These fees shall be as decided by the Metropolitan Commissioner from time to time subject to Government orders, if any. Such fee shall be increased by 5 % per year. Provided that, such fees shall not be applicable for the development proposals implemented by Government / Government departments or Public Authorities of State or Central Government.

b) Security Deposit Fee:- For ensuring the faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as specified by the Metropolitan Commissioner. The same shall be returned to the owner after the issue of the full occupancy certificate for the building by the Metropolitan Commissioner.

c) **Development Charges:-**Development charges as required under Section 124 A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission/commencement certificate. In case of revised permission, where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. In case of revised permission, where development is commenced in pursuance of earlier permission, development charges shall be levied on the land and built-up area, over and above the area covered in the earlier permission.

d) **Premium Charges:** -Premium charges as may be required to be recovered under these regulations shall be paid to the Planning Authority before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for development of civic amenities and infrastructure.

e) **Tax receipt for tax clearance:** -The notice shall also be accompanied by the attested copy of a tax receipt from the Assessment Department of the Authority for payment of Tax up to date.

6.2.4 Clearances from Other Departments:-

In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Department, Maharashtra Coastal Zone Management Authority, Archaeological Department etc, the relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application.

In case of building identified in **Regulation No.6.2.2.(g)** the building scheme shall also be cleared by the Fire Officer of the Authority or in absence of Chief Fire officer from the Nagpur Municipal Corporation.

6.2.5 Supervision

The notice /application shall be further accompanied by a certificate of supervision in the prescribed form as given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.

6.3 a) Size of drawing sheets and colouring of plans.

The size of drawing sheets shall be any of those specified in **Table No. 1.**

TABLE NO. 1 : DRAWING SHEET SIZES		
Sr. No.	Designation	Trimmed Size, mm
1.	A0	841 X 1189
2.	A1	594 X 841
3.	A2	420 X 594
4.	A3	297 X 420
5.	A4	210 X 297

- i) If necessary, submission of plans on sheets bigger than A0 size is also permissible.
 ii) All dimensions on plans shall be indicated only in metric units.

b) Colouring Notations for Plans :

The plan shall be colour as specified in Table No.2 given below and prints of plan shall be on one side of the paper only

TABLE NO. 2					
COLOURING OF PLANS					
S. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black
2	Existing street	Green	Green
3	Future street, if any	Green dotted	Green dotted
4	Permissible building lines	Thick dotted black	Thick dotted Black
5	Existing work	Black (Outline)	Blue	Black	Blue
6	Work proposed to be demolished	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched
7	Proposed work	Red (Outline)	Red	Red	Red
8	Drainage & Sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
9	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
10	Deviations from sanctioned plan	Red hatched	Red hatched	Red hatched	Red hatched
11	Recreation ground	Green wash	Green wash	Green wash	Green wash
Note- For land development/sub-division/layout/building plan, suitable colouring notations shall be used which shall be indexed.					

- 6.4 **Signing of the Plan** – All the plans shall be duly signed by the owner, co-owner, if any, and the Architect or Licensed Engineer / Structural Engineer / Supervisor and shall indicate his name, address and license number allotted by the Metropolitan Commissioner.

- 6.5 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer/ Supervisor:** Architect/ Engineer/Structural Engineer/ Supervisor shall be registered / licensed by the Commissioner as competent to plan and carry out various works as given in **Appendix- C**. The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Supervisor / shall be as given in **Appendix- C**. Architects registered with council of architecture shall not be required to register with the Authority.

7.0 GRANT OR REFUSAL OF PERMISSION

- i) After receipt of the notice/ application as mentioned in Regulation No.6.1 above, the Authority may either sanction or refuse the plans or may sanction them with such modifications or directions as it may deem necessary after having recovered the necessary charges and there upon shall communicate its decision to the person giving the notice in the prescribed form given in Appendix D1/ D2/ D3 and E1/ E2 as the case may be within the time limit prescribed in the Act.
- ii) The building plans for buildings identified in Regulation no.6.2.2.g shall also be subject to the scrutiny of the Chief Fire Officer, of the Authority and the sanction / development permission shall be issued by the Metropolitan Commissioner after the clearance from the Chief Fire Officer of the Authority. In absence of such Officer, the clearance from the Chief Fire Officer of Nagpur Municipal Corporation shall be obtained.
- iii) In case of land subdivision or plotted layout, tentative layout shall be approved for demarcation at first instance. After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Metropolitan Commissioner and the Metropolitan Commissioner shall examine the provision laid down in Regulation No.9.0 (ii) and grant final approval if it is in accordance with the tentative layout approved for demarcation or with minor changes confirming to the regulations. This shall also be mandatory to Group Housing Scheme/ Education Campus Planning or similar type of development where roads in the adjoining layouts/ Development Plan roads are to be coordinated and/or amenity space is to be earmarked. In other circumstances, it shall not be necessary.
- iv) After the plan has been scrutinized and objections have been pointed out, the owner giving notice shall modify the plan, comply with the objections raised and resubmit it. The prints of plans submitted for final approval, shall not contain superimposed corrections. The authority shall grant or refuse the commencement certificate / building permit within 60 days from the date of resubmission. No new objections may generally be raised when they are resubmitted after compliance of earlier objections, except in circumstances to be quoted for additional compliances.

- 7.1 Approval of building permission on Risk Based Classification -** Notwithstanding Anything Contains in this DCPR, the Regulations Regarding Approval Of Building Permission by the Architect /L.S./Engineer at the Stage of Commencement , Plinth Checking and Completion cum Occupancy shall be as per Risk Based Classification of Building given in **Annexure-N**.

8.0 DEEMED PERMISSION

If within sixty (60) days of receipt of the notice, along with necessary fees/ deposit under the regulations, the Authority fails to intimate in writing to the person, who has given the notice; of its refusal or sanction or sanction with such modifications or directions, the notice with its plans and statements shall be deemed to have been sanctioned, provided nothing shall be construed to authorise any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.

Provided further that, the development proposal, for which the permission was applied for, is strictly in conformity with the requirements of provisions of these regulations, or regulations framed in this behalf under any law for the time being in force and the same in no way violates either provisions of any draft or final plan or proposals published by means of notice, submitted for sanction under the Act.

Provided further that, any development carried out in pursuance of such deemed permission which is in contravention of the provisions mentioned above, shall be deemed to be an unauthorized development for purposes of Sections 52 to 57 of the Maharashtra Regional and Town Planning Act, 1966 and other relevant Acts.

Provided further that, upon receipt of intimation of any claim for deemed permission, the Metropolitan Commissioner shall within fifteen days from the date of receipt of such claim, communicate its remarks, if any, regarding deemed permission to the applicant, failing which, the proposal shall be approved and commencement certificate and one set of duly approved plans for proposed development shall be issued to the applicant within fifteen days thereafter.

Provided further that, necessary explanation shall be called from the concerned officer of the Authority for not processing and disposing of the proposal within 60 days.

9.0 COMMENCEMENT OF WORK & EXTENSION OF PERIOD OF PERMISSION

i) The Commencement certificate/development permission shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees; but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission.

ii) For the purpose of this regulation, "Commencement" shall mean as under:-

For a building work including additions and alterations	Construction of basement upto ground level slab or construction of building at plinth level, whichever is minimum.
For bridges and overhead tanks construction	Foundation and work up to the base floor under ground floor.
For underground works/	Foundation and work upto floor level of underground floor.
For layout, sub-division and amalgamation	Final demarcation and provision of water bound macadam roads complete.

iii) In case of land subdivision / group housing schemes, it shall be the responsibility of the owner /developer to construct all infrastructure including roads with asphaltting, storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. In case of land subdivision, these works shall generally be completed within two years and phase wise building permission shall be granted depending upon the percentage of infrastructure work completed. The layout plots should be released for construction in stages according to infrastructure work completed. The condition to that effect shall be incorporated in the commencement certificate. In case of group housing scheme, these works shall be completed before completion of the project and occupancy certificate shall be granted phase wise as per completion of infrastructure work.

Only after handing over roads and infrastructure to the corporation after completion of scheme, the responsibility of maintenance shall lie with the corporation in such cases these roads shall be treated as public road. Otherwise internal roads and infrastructures in the group housing scheme shall be maintained by the owner / society.

10.0 PROCEDURE DURING CONSTRUCTION:-

10.1 Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed Technical persons' liability:-

Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Commissioner during erection of the building shall, in any way relieve the Owner / Architect / Developer / Engineer / Structural Engineer / Supervisor or any licensed technical person, of such building from full responsibility for carrying out the work in accordance with the requirements of these regulations. Every owner shall, Permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Regulations.

10.2 Documents at Site:

i) **Development Permission:-**The Person to whom development permission is issued shall, during construction, keep;

a) Posted in a conspicuous place, on the site in respect of which the permission is issued, a copy of the Development permissions and

b) A copy of the approved drawings and specifications referred to in Regulation no.7.0 on the site in respect of which the development permission was issued,

ii) Display board mentioning name of the owner, name of architects, name of structural engineer, details as per approved plan, except for small individual plot holders

10.3 **Checking of plinth, columns upto plinth level-** The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be, shall give notice in the form of **Appendix-F** to the Metropolitan Commissioner on completion of work upto plinth level and where there is no plinth, construction above general ground level upto 0.60 m.to enable and ensure that the work conforms to the sanctioned plans. The Metropolitan Commissioner may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either **grant** or **refuse** permission for further construction as per the sanctioned plans in the form in **Appendix -G**. If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out **strictly** according to the sanctioned plans.

10.4 **Deviation during constructions:-**If during construction of a building any deviation of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Metropolitan Commissioner shall be necessary. A revised plan showing such deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Metropolitan Commissioner shall be deemed as unauthorized. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.

10.5 Completion certificate:-The owner through his licensed surveyor / engineer / structural engineer/ supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner in the form in **Appendix-H**. This certificate shall be accompanied by three sets of plans of the completed development.

10.6 Occupancy certificate:-The Metropolitan Commissioner after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in **Appendix-I** or refuse to sanction the occupancy certificate in **Appendix - J** within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Metropolitan Commissioner, shall be returned to the owner alongwith the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.

In case of building identified in Regulation No.6.2.2.g, the occupancy certificate shall be issued by the Metropolitan Commissioner, only after the clearance from the Chief Fire Officer, regarding the completion of the work from fire protection point of view.

10.7 Part occupancy certificate:- When requested by the holder of the development permission, the Commissioner may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Metropolitan Commissioner in the form in **Appendix- K**.

11.0 Inspection:-

The Metropolitan Commissioner shall have the power to carry out inspection of the work under the provisions of the Act, at various stages to ascertain whether the work is proceeding as per the provisions of regulations and sanctioned plan.

12.0 Unsafe Buildings:-

All unsafe buildings shall be considered to constitute danger to public safety and hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Metropolitan Commissioner. The redevelopment of such building shall be as per provisions mentioned in these regulations.

13.0 Revocation of Permission:-

a) Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act, 1966, the Metropolitan Commissioner may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been any false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorized.

b) In the case of revocation of the permission under above Regulation No.13.0 (a), no compensation shall be payable.

14.0 Development undertaken on behalf of Government :-

As per the provisions of Section 58 of The Maharashtra Regional and Town Planning Act, 1966 the office in-charge of the Government Department shall inform in writing to the Authority of the intention to carry out its purpose along with details of such development or construction as specified below :-

- a) An official letter by the authorized officer of Government Department addressed to the Authority, giving full particulars of the development work or any operational construction.
- b) Ownership document and measurement plan issued by the Competent Authority of Land Records Department.
- c) Development / building plans conforming to the provisions of Development Plan and these Regulations for the proposed development work to the scale specified in these Regulations.
- d) The proposals of the Development Plan or Town Planning Scheme affecting the land.
- e) A Site Plan (in required no of copies) of the area proposed to be developed to the scale.
- f) Detailed plan (of required copies) showing the plan, sections and elevations of the proposed development work to the scale, including existing building specifying either to be retained or to be demolished.

15.0 Items of operational construction by some authorities to be excluded:

Construction for operational purpose, including maintenance of operational structures, by the following organizations, authorities or departments, whether temporary or permanent, may be exempted by the special permission of Commissioner in each case from the purview of these Regulations, except those relating to floor space index and fire precautions:

- a) Railway;
- b) National Highway;
- c) National Waterway;
- d) Airway and Aerodromes and Major Ports
- e) Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of Communication;
- f) Regional grid for electricity;
- g) Defence Authorities and
- h) Any other services which the State Government may, if it is of opinion that the operation, maintenance, development for execution of such services are essential to the life of the community, by notification in the Official Gazette, declare to be a service for the purpose of this regulation.

All such constructions shall, however, conform to the prescribed requirements for the provision of essential services, water supply connections, drains, etc. to the satisfaction of the Commissioner.

However, the following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption.

- i) New residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools in case of railways; and
- ii) A new building, new construction or new installation or any extension thereof, in case of any other services.

However, no permission shall be necessary for the following works:-

- i) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force.
- ii) The carrying out of work by any Authority in exercise of its powers under any law for time being in force.
- iii) The carrying out of any works by the Central or State Government or any local authority
 - a) required for the maintenance or improvement of highway, road or public street, works being carried out on land within the boundaries of such highway, road or public street;
 - b) required the purpose of inspecting, repairing or renewing any drains, sewers mains, pipes, cable, telephone or cables, or any other apparatus including the breaking open of any street, or other land for the purpose.

Provided that, the concerned authority shall inform the local authority, in writing, one month before carrying out such development.

- iv) For the excavation (including wells) made in the ordinary course of agricultural operation.
- v) For the construction of a road intended to give access to land solely for agricultural purpose.
- vi) For normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) In case of land, normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

16.0 DISCRETIONARY POWERS -

16.1 Interpretation -

In conformity with the intent and spirit of these regulations, the Metropolitan Commissioner may,

- i) Decide on matters where it is alleged that there is an error in any order, requirement decision, and determination on interpretation made by him or officer authorised by him in the application of these regulations.
- ii) determine and establish the location of zonal boundaries in exceptional cases, or in cases of doubt or controversy;
- iii) decide boundaries of the survey number shown on development plan if it varies with the boundaries as per revenue record/ measurement plan/ city survey sheets without affecting the development plan proposals.
- iv) decide the alignment of development plan road, where the street layout actually on the ground or as per acquisition proposal varies from the street layout as shown on the Development Plan;
- v) decide the alignment of blue and red flood line on development plan where it varies with the said lines given by the irrigation department from time to time;
- vi) authorise erection of a building or use of premises for a public service undertaking for public utility purposes only, where he finds such authorisation to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any Land Use Classification,
- vii) Modify the limit of a zone where the boundary line of the zone divide the plot. In such cases, the zone over the larger portion of the plot having area more than 50 percent shall be considered.

16.2 Relaxation in specific cases -

In specific cases, where a clearly demonstrable hardship is caused, the Metropolitan Commissioner may-

Permit any of the dimensions / provision prescribed by these regulations to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the buildings and the neighbourhood. However, no relaxation for the front setback required from the road boundary or F.S.I. or parking requirements shall be granted under any circumstances. While granting relaxation/permission, conditions may be imposed on size, cost or duration of the structure, abrogation of claim of compensation, payment of deposit and its forfeiture for noncompliance and payment of premium, as may be prescribed by the Metropolitan Commissioner.

- 16.3 Delegation of Powers** - Except the discretionary powers, and where the Metropolitan Commissioner's special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any official under his control, subject to his revision if necessary and to such conditions and limitations, if any, as he may prescribe

17.0 TEMPORARY CONSTRUCTION:

The Commissioner may grant permission for temporary construction for a period not exceeding six months at a time, in the aggregate not exceeding for a period of one year. Such permission may be given by him for the construction of the following:-

- a) Structures for protection from the rain or covering of the terraces during the monsoon only.
- b) Pandals/Shamiyanas for fairs, ceremonies, and religious function etc.:
- c) Structures for godowns / storage of construction materials within the site.
- d) Structure for exhibitions / circuses etc.
- e) Structures for storage of machinery, before installation, for factories in industrial lands within the site.
- f) Structures for ancillary works for quarrying operation in conforming zones.
- g) MAFFCO stalls, milk booths, telephone booths and ATM centres.
- h) Transit accommodation for persons to be rehabilitated in a new construction.
- i) Structures for educational and medical facilities within the site of the proposed building during the phase of planning and constructing the said permanent buildings.
- j) Ready mix concrete plant.
- k) Temporary site offices, and watchman chowkies within the site only during the phase of construction of the main building.

Provided that temporary constructions for structures etc. mentioned at (c), (e), (h), (i), (j) and (k) may be permitted to be continued temporarily by the Commissioner but in any case not beyond completion of construction of the main structure or building, and that structure in (f) and (g) may be continued on annual renewable basis by the Commissioner beyond a period of one year. Provided further that approval of Fire Officer of the authority shall be obtained wherever necessary

18.0 UNAUTHORISED DEVELOPMENT - LAIBILITY FOR OFFENCES AND PENALTIES:

Any person who contravene any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

- a) be punished with a fine as fixed by the Commissioner and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966;
- b) further the Metropolitan Commissioner may take suitable actions including demolition of unauthorised works as decided by the Metropolitan Commissioner as stipulated under Section 53 of the Maharashtra Regional and Town Planning Act, 1966;
- c) in case of Licensed Engineer / Structural Engineer / Supervisor /Builder/developer, the Commissioner may take suitable action against him which may include cancellation of license and debarring him from further practice / business for a period as decided by the Commissioner;
- d) in case of registered architects, the Metropolitan Commissioner may report to the Council of Architecture to take suitable action against the Registered Architect as per the provisions of Architect Act, 1972

19.0 AMENDMENT TO APPENDICES

The Metropolitan Commissioner may amend the Appendices A to K (except Appendix C) in these regulations, as and when necessary.

- 20.0 PROVISIONS OF NBC** - Any aspect not covered in these regulations or in particular the planning, design and construction of building and its appurtenant services shall be done to the satisfaction of Metropolitan Commissioner. The NBC shall be reference document for conformity regarding the various aspects. The latest version to the NBC shall be referred at the time of enforcement of these regulations

21.0 CLARIFICATION

If any question or dispute arises with regards to interpretation of any of these regulations, the matter shall be referred to the Director of Town Planning, Maharashtra State, who after considering the matter and after giving hearing to the parties, if necessary, shall give a decision on the interpretation of the provisions of these Regulations. The decision of the Director of Town Planning, Maharashtra State, on the interpretation of these Regulations, shall be final and binding on the concerned party or parties.

PART II GENERAL LAND DEVELOPMENT REQUIREMENTS

22.0 REQUIREMENTS OF SITES -

22.1 A) SITES NOT ELIGIBLE FOR CONSTRUCTION OF BUILDING:-

No piece of land shall be used as a site for the construction of building,

a) if the Authority considers that the site is insanitary, incapable of being well drained or it is dangerous to construct a building on it;

b) if the site is within a distance of 6 m. from the edge of water mark of a minor water course (like nallah) and 15 m. from the edge of water mark of a major water course (like river, water body) shown on Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the Commissioner to restrict and or to re-align the same within the same land, along with cross section as determined by the Metropolitan Commissioner without changing the position of the inlet and outlet of the water course. In such case marginal open space shall be atleast 4.50 m. from the edge of the trained nala.

Notwithstanding anything contained hereinabove, the Metropolitan Commissioner shall be entitled to take cognizance of the existence of all water courses whether shown on the Development Plan or not, while sanctioning layouts and no person shall take any action without the permission of the Commissioner which results in reducing the water way or closing or filling up of any existing water course. If any watercourse, whether shown in the Development Plan/Revenue Record or not, but existing on the site/land, owned by private person, the area under such water course shall not be deducted for computation of FSI.

c) if the owner of the building has not proposed appropriate measures required to safeguard the construction from constantly getting damp to the satisfaction of the Metropolitan Commissioner.

d) if the use of the site is for the purpose, which in the opinion of the Metropolitan Commissioner will be a source of annoyance to the health and comfort of the inhabitants of the neighbourhood;

e) if the proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or Zoning Regulations,

f) if the level of the site is less than prescribed datum level depending on topography and drainage aspects.

g) if it doesn't derive access from an authorised street/means of access described in these Regulations,

h) if it is within the river/lake boundary and blue flood line of the river (prohibitive zone), unless otherwise specified

i) if the site is not developable in view of provisions of Coastal Regulation Zone, as per Notification Dt. 06/01/2011, as may be amended from time to time.

j) if the site is not developable by virtue of restrictions imposed under any law or guidelines of any Government Department.

k) if the site is hilly and having gradient more than 1:5.

l) If the site is not developable / buildable by virtue of restrictions imposed under any law or guidelines of any Government department.

22.2 Distance of site from Electric Lines:

No structure including veranda or balcony shall be allowed to be erected or re-erected or any additions or alterations made to a building on a site within the distance quoted in Table No. 3 below in accordance with the prevailing Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line

Table No. 3		
Voltage Lines	Vertically(Meters)	Horizontally(Meters)
Low and medium voltage Lines and service lines.	2.50	1.20
High voltage lines up to and including 33,000 V	3.70	2.00
Extra High voltage lines beyond 33,000 V	3.70 (Plus 0.3 m. for every additional 33,000 V or part thereof)	2.00
Note- The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.		

22.3 Construction within blue and red flood line –

i) Area between the river bank and blue flood line (Flood line towards the river bank) shall be prohibited zone for any construction except parking, open vegetable market with otta type construction, garden, open space, cremation and burial ground, public toilet or like uses, provided the land is feasible for such development.

Provided further that redevelopment of the existing authorised properties within river bank and blue flood line, may be permitted at a height of 0.45 m. above red flood line level subject to NOC from Irrigation Department.

ii) Area between blue flood line and red flood line shall be restrictive zone for the purposes of construction. The construction within this area may be permitted at a height of 0.45 m. above the red flood line level.

iii) If the area between the river bank and blue flood line or red flood line forms the part of the entire plot in developable zone i.e. residential, commercial, public-semi-public, industrial, then, FSI of this part of land may be allowed to be utilised on remaining land.

iv) The blue and red flood line shown on the development plan shall stand modified as and when it is modified by the Irrigation Department for a stretch of water course. In such case it will be necessary to issue order to that effect by the Metropolitan Commissioner.

22.4 Development within 30 m. from Railway boundary

For any construction within 30 m. from railway boundary, No Objection Certificate from Railway Authority shall be necessary.

22.5 Environmental Clearance – Environmental Clearance shall be necessary and be submitted for the project as prescribed by the Ministry of Environment from time to time. The Regulation in respect of **Integration of Environmental condition in the building bye laws** to incorporate the environmental norms/ environmental safeguards to be adopted for all buildings and constructions having built up area 5000 Sq. mt. to 1,50,000 Sq. mt. notified by MoEF vide notification No.S.O.3999(E), dated 9th December, 2016 and the same was published under section 20(3) of the Act by the Government for sanctioned Regional Plan vide Notice No. **TPS-1816/CR-443/16/RP notice /UD-13, dated 13/04/2017** shall be applicable as and when finally approved by the Government.

22.6 (a) Development Along Highways / Classified Roads

The development along the highways shall be subject to the provisions of State Highways Act, 1965 and National Highway Act, 1956 and orders issued by Public Works Department in this regards, from time to time.

A service road of 12 m. wide shall be provided along State and National Highways on both sides. These service roads may not be provided in piecemeal where authorized development / construction have already taken place without the provisions of service road.

(b) Width of roads to be considered while granting development permissions as mentioned in table given below:-

Sr.No.	Category of Road	Width of Road	Remarks
1	2	3	4
1	National Highway	60 mt.	Width inclusive of 12 mt. service road on both side
2	State Highway	45 mt.	Width inclusive of 9 mt. service road on both side
4	Major Dist. Road	24 mt.	No service road required.
5	Other Dist. Road	18 mt.	No service road required.
6	Village Road	15 mt.	No service road required.
<p>Note:- 1) If the width of any existing road is more than what is specified in above table then the greater width shall prevail.</p> <p>2) The above widths of road are subject to vary according to guidelines or circulars issued by the respective department.</p>			

22.7 Development within 500 M. From the Jail Premises.

The development within 500 m. from the prison premises is restricted. However, it may be permitted with prior consent of the committee constituted in this regard vide government order no.UOR-81-2013-UD-11, Dated 4 December, 2013 and TPB-4315/146/CR-113/2015/UD-11, dated 6th august 2015. This provision shall be subject to the orders issued by the Government from time to time.

22.8 Distances from land fill sites.

For any residential development, segregating distance from the land fill site shall be observed as specified under Solid Waste Management Rules in force from time to time or as specified by Competent Authority.

22.9 Restrictions in the vicinity of Airport

Height restriction in the vicinity as well as the funnel of the Airport, as may be specified by the concerned authority from time to time, shall be observed.

22.10 Restrictions in the vicinity of Ancient Monuments

Restrictions for Development in the vicinity of the declared monuments as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act, 1960 and Maharashtra Ancient Monuments and Archaeological Sites and Remains Act, 1960 shall be observed.

22.11 Restrictions by Other Departments

Restrictions imposed on any development by any other department of Government under the provisions of their Act shall be followed.

22.12 Authorities to supply complete Information to the Authority

It is the duty of the concerned authority putting restrictions as per their respective legislations/ regulations/ rules to submit the full details of restrictions (including graded restriction, if any) along with the relevant map detailing restrictions to the Metropolitan Authority. In the interest of increasing ease of doing business, no individual applicant should be required to approach the concerned departments for NOC. However it is the duty of the applicant to ensure that restrictions informed by the authorities are followed scrupulously. The Metropolitan Commissioner shall ensure compliance of the restriction informed by the concerned authorities while sanctioning the development permission.

23.0 Means Of Access

- a) Every plot / building whether existing or proposed, shall have means of access as required in these Regulations.
- b) Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.

24.0 REGULATIONS FOR LAND SUB-DIVISION AND LAYOUT**24.1 Obligation to Prepare Layout**

Building layout or Sub-division proposal shall be submitted for the following:

- (i) When more than one building, excepting accessory buildings in the case of residential building, is proposed on any land, the owner of the land shall submit proposal for proper layout of building.
- (ii) When development and redevelopment of any land which includes division and sub-division or amalgamation of plots for various land uses is proposed.

24.2 Roads/ streets in land subdivision or layout:-**A) For Residential Development -**

The plots shall abut on a public means of access like street / road. Minimum width of access / layout road / internal road in any development proposal / subdivision / group housing shall be as given in Table No.4.

Table No.4 MEANS OF ACCESS		
Sr.no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 150	9.00
ii	Above 150 and upto300	12.00
iii	Above 300	15.00

B) For Other than Residential Development -

The minimum width of access / layout road / internal road in any development proposal other than residential (for commercial/industrial use) shall be as given in Table No. 4 (a).

Means of Access For Other than Residential Development

Table No.4 (a) MEANS OF ACCESS		
Sr.no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 75	12
ii	75 to 150	15
iii	Above 150	18 or more

Note - 1) The means of access shall be clear of required marginal open spaces from the existing building line. In no case, development on plots shall be permitted unless it is accessible by the authorized public street existing prior to coming in to force of these Regulations or road from the layout sanctioned prior to these Regulations.

Note - 2) For layout or part of layout where plots of 50 sq.m. or less are proposed for Economical Weaker Sections (EWS), 4.5 wide road of length upto 60 m. and 6 m. wide road of length upto 100 m. maybe permitted so that EWS plots shall abut on both sides of such 6 m. wide road.

C) For group housing schemes -

In case of group housing schemes minimum width of internal means of access shall be as under

Table No.4(b) MEANS OF ACCESS		
Sr.no.	Length of Mean of Access in m.	Width of Means of Access in m.
i	Upto 150	7.50
ii	Above 150 and upto300	9.00
iii	Above 300and upto 600	12.00
iv	Above 600	15.00

Note 1- In case group housing scheme, building is proposed as mentioned in Regulation No. 6.2.2.g then such plot shall abut on minimum road width of 12 m.

Note 2- It shall be necessary to provide through roads, in group housing scheme of area more than 2 Hector, so as to coordinate the adjoining major road link (15 m and above) or give way to new road link for adjoining area. The road width required for such road link shall be as per Table no.4 such obligation of providing new road link of 15m width shall not be necessary where adjoining

layout road of 15m or more is being co-ordinated. This shall not bar coordination of smaller width roads approaching from adjoining area, if owner so desires. Further the authority may insist on co-ordination of smaller width road from adjoining area, if required from planning point-of-view.

D) Pathways: In case of group housing scheme / campus planning, a pedestrian approach to the buildings from road / street / internal means of access wherever necessary, shall be through paved pathway of width not less than 3.0, 4.5m., provided its length measured from farthest building is not more than 60m and 100m., respectively from the main /internal means of access. If the length is more than 100m., then regular street as provided in Table No. 4 (b) shall be necessary. The marginal distances shall not be required from such pathways, however, distance between two buildings shall be maintained.

- 24.2.1 The length of means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.
- 24.2.2 In the interest of general development of an area, the Metropolitan Commissioner may require the mean of access to be of larger width than that required under Regulation No. 24.2
- 24.2.3 While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands subject to provisions mentioned in Regulation No.24.2.C (Note No 2).
- 24.2.4 In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the Metropolitan Commissioner may take steps including improvement under, the provision of relevant Act to declare it as a public street.
- 24.2.5 In congested areas in the case of plots facing street / means of access less than 4.5 m. in width the plot boundary shall be shifted to be away by 2.25 m. from the centre line of the street/ means of access to give rise to a new street / means of access of width of 4.5 m. clear from the structural projections.
- 24.2.6 Means of access shall be levelled, metalled, flagged, paved, sewerred, drained, channelled, lighted, laid with water supply line and provided with trees for shade (wherever necessary) to the satisfaction of the Authority, free of encroachment and shall be maintained in a condition to the satisfaction of the Metropolitan Commissioner.
- 24.2.7 If any private street or any other means of access to a building is not constructed & maintained as specified above, the authority may by written notice require the owner or owners of the several premises fronting or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access or which shall benefit by works executed to carry out any or more of the aforesaid requirements in such manner and within such time as the authority shall direct. If the owner or owners fail to comply with this direction, the authority may arrange for its execution and recover the expenses incurred from the owner/ owners.
- 24.2.8 **Cul-de-sacs**
 - b) In addition to the provisions of Regulation No.23.0, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. will be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and further provided that cul-de-sacs ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq. m. in area with no dimension being less than 9 m.

24.2.9 Means of access to Special Buildings of regulation no 6.2.2(g)-

- a) The width of the main street on which the Plot abuts shall not be less than 12 m. and one end of this street shall join another street of width not less than 12 m. in width .
- b) The open spaces on its all sides shall be minimum of 6 m. width or as per Regulation No.26.2.4 whichever is more and the layout for the same shall be approved in consultation with the Fire Officer, Municipal Corporation and the same shall be of hard surface capable of taking the weight of fire engine. The said open space shall be kept free of obstructions and shall be motorable.
- c) Main entrances to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 m.

24.2.10 Land Locked Plot :-

In case of a plot surrendered on all sides by other plots i.e. a land locked plot which has no access to any street or road, the commissioner may require access through an adjoining plot or plots which shall, as far as possible be nearest to the street or road, to the land locked plot, at the cost of owner of the land-locked plot and such other conditions as the Commissioner may specify.

If the Plot is land locked by any reservation, then access may be made available by shifting of reservation (within owners land). In such cases such land locked plot is considered to be fronting on the main road from which the access is made available irrespective of the width of internal road / access.

- 24.2.11 Whenever called upon by the planning authority to do so, areas under roads shall be handed over to the planning authority by way of deed after development of the same for which nominal amount of Re 1/- shall be paid by the planning authority.

24.2.12 Intersection of Roads:-

At junctions of roads meeting at right angles, the rounding off at the intersection shall be done, unless otherwise directed by the Metropolitan Commissioner, with the tangent length from the point of intersection to the curve being 1/2 the road width across the direction of tangent as given in fig 1. The building shall also set back at required marginal distance from this rounding off.

Fig. 1- Rounding off intersections at junctions

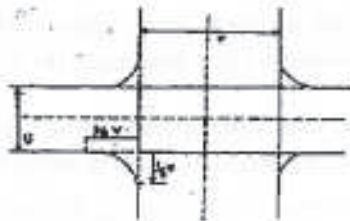
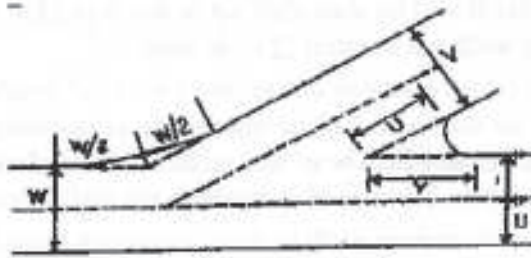


Fig.2. - Rounding off intersection at junctions.



For junctions of road meetings at less than 60 degree, the rounding off or cut or similar treatment shall have tangent length of U and V from the intersections point as shown in fig 2. The tangent length at obtuse angle junction shall be equal to half the width of the road from which the vehicle enters as shown in fig 2. Provided however, that the radius for the junction rounding shall not be less than 6 m.

24.3 Recreational open spaces:

In any layout or subdivision or any development of land for any use/zone, admeasuring **0.20 Ha.** or more after deducting D. P. Road and reservation area, if any, 10% of the land under layout or subdivision shall be reserved as recreational **open space** which shall as far as possible be provided in one place. In case of land admeasuring more than 0.8 hecter, recreational open space may be allowed to be left at different locations in the same layout.

24.3.1 Provided further that,

i) If the area under subdivision/layout is less than 0.20 hect, the recreational open space may not be insisted, however 10% area of the land under layout shall not be considered for computation of FSI. The basic FSI of such subdivided plot shall be restricted to 90% of basic FSI as mention in table no 11.

ii) No such open space shall be necessary in case of layout or subdivision of plots from already sanctioned layout by the Planning Authority where the requisite recreational open space has already been left in the sanctioned layout.

iii) In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilized as playground. Provided that, FSI of such playground shall be available on rest of the plot area.

iv) Provided further that no such open space shall be necessary for development of the reservations in the development plans designated for the purpose other than residential.

v) Provide further that no such open space shall be necessary for development of users mentioned in Regulation No. 25.6 with restriction on permissible FSI upto 0.2.

24.3.2 The owner shall have to give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout / building unit.

a) On sanction of the development permission, the recreational open space shall deem to have vested in the society/association of the residents/occupants. In case such society or association is to be formed, the possession/custody of recreational open space shall remain with the Commissioner until such association/society is formed. In case of group housing scheme, if the

developer/owner intend to develop such open space for bonafide use of resident, then the Commissioner may allow the same while granting the development permission. The recreational open space shall not be sold/leased out to any other person and it shall not be put to any other user except for the common use of residents / occupants.

b) If the Metropolitan Commissioner is convinced that there is misuse of open spaces; in such case the Metropolitan Commissioner shall take over the land of recreational open space.

24.3.3 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout / subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot / tenement holders / co-owners; but such revision of recreational open space area shall ordinarily not be allowed after a period of 4 years from the first sanction.

24.3.4 The open spaces shall be exclusive of roads, streets, means of accesses, internal roads, designations or reservations in development plan roads and areas for road widening

24.3.5 No such recreational open spaces shall admeasure less than 200 sq. m.

24.3.6 Such recreational open space may be allowed to be left in green belt area shown on the development plan, excluding 15 m. width along river bank and 6 m. along nala, provided such recreational space is sizable.

Provided that, structures and uses permissible as per Regulation No.24.3.8 shall not be allowed in such open spaces.

24.3.7 **Minimum dimensions** -The minimum dimensions of such recreational open space shall be not less than 10 mt. and if the average width of such recreational open space is less than 20 mt. the length thereof shall not exceed 2 ½ times the average width.

24.3.8 Structure and uses which can be permitted free of FSI in the recreational open spaces shall be as under:

i) The maximum permissible built up area shall be 15 % of recreational open space, out of which 10% built up area shall be allowed on ground floor and remaining 5% can be permitted on 1st floor.

ii) The structures used for the purpose of pavilion or gymnasium or club house or vipashyana and yoga centre or crèche or kindergarten or library or water tank, or other structures for the purpose of sports and recreation activity may be permitted.

iii) A swimming pool may also be permitted in such a recreational open space. The ownership of such structures and other appurtenant users shall vest in all the owners on account of whose cumulative holdings; the recreational open space is required to be kept in the land.

iv) The proposal for the construction, if any, shall come from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies. The owners' society / societies, the federation of the owners' societies shall submit to the Commissioner, a registered undertaking agreeing to these conditions while obtaining permission for the above said construction.

v) The remaining area of the recreational open space shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground.

24.3.9 Every plot meant for a recreational open space shall have an independent means of access. In case of group housing scheme, if such recreational open space is surrounded by buildings and is meant for use by the occupants of those buildings, then independent means of access may not be insisted.

24.4 Amenities Space for layouts of larger areas in Residential /Commercial:

In any layout or sub division of plots or development proposal, having area 1.00 ha. or more, Amenity space of 10 % on gross area excluding area under development plan road and reservation shall be provided while granting permission to the layout / development proposal. These Amenity Space shall be deemed to be a reservation in development plan and Floor Space Index (FSI) in lieu thereof may be made available in-situ (on remaining land). The calculation of this in-situ FSI shall be shown on the layout / building plan. If the owner desires to have TDR against it, instead of in-situ FSI, then he may be awarded TDR. The generation of TDR or in-situ FSI shall be equivalent to the quantum mentioned in TDR Regulation.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.

Provided that, if there is any development plan reservation proposed in the land, then area of such reservations may be adjusted against this amenity space and the owner of the said land may not be required to part with the area for the amenity space to that extent. However, such area under reservation shall be handed over, free from all encumbrances, to the planning authority at the time of approval of the development proposal.

Provided that, the Metropolitan Commissioner shall ensure that amenity space shall be earmarked in the layout so that after amalgamating the amenity spaces in the adjacent layouts, it becomes larger in area. It shall be approachable by minimum 12 m. wide road except the cases where 12 m. approach road to the site is not available.

Provided further that, if the amenity space is less than 200sq.m. in area and not suitable for creation of amenity, then, Metropolitan Commissioner may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Commissioner. This built up amenity space preferable on ground floor and TDR shall be allowed for such construction amenity as mentioned in TDR regulations.

Provided that, this regulation shall not be applicable to Regulation no.25.4.2 (i.e Regulation for allowing Residential /Commercial user in Industrial Zone), wherein separate provision for land for public amenities / utilities is made.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission. However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission –

- i) shall be limited to the area provided in earlier permission.
- ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation

24.4.1 Uses in Amenity Space provided under Regulation No. 24.4

The area earmarked for amenity space shall be developed for uses such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, water supply, electricity supply and includes other utilities, services and conveniences. Any other use not mentioned above may be allowed in consultation with Director of Town Planning M.S.Pune.

24.4.2 Development of Amenity Space-

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the Metropolitan Commissioner.

The priority for development of particular amenity in particular Residential area shall be decided by the Metropolitan Commissioner. If the Metropolitan Commissioner is of the opinion that the amenity space is required to be develop for Playground, Garden, Park, Primary School, High School, Hospital, Dispensary, Fire Brigade Station, Police Station, Electric Sub-Station, Parking and like other services, etc. then, such amenity space shall be handed over to the authority and the Authority shall develop for the said purpose. If the Metropolitan Commissioner is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

However, building plan for development of such amenity shall be got approved along with the regular proposal of development on the land and the development of such amenity shall be carried out ahead of development on owner's land. At any point of time, if it is observed that there is breach of condition, the development permission of the entire land shall be revoked by the Municipal Commissioner. The agreement to that effect shall be executed and also condition to that effect shall be incorporated in commencement letter.

After construction of the amenity, it shall be the responsibility of the owner to maintain the amenity and make it available for the use by the public, on reasonable charges, wherever necessary, on terms and condition as may be decided by the Metropolitan Commissioner. This shall be the part of agreement to be executed between the Metropolitan Commissioner and the owner.

Wherever, after construction of amenity, it is to be handed over to the Authority as per agreement, then, the owner shall be entitled for the further TDR as mentioned in TDR Regulation.

Any other use not mentioned in these regulations may be allowed to be developed by the Metropolitan Commissioner similar to the use of amenity.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

24.5 Provision for electric sub- station-

In case of development/re-development of any land, building or premises mentioned below, provision for electric sub-stations may be made as under, if the requirement for the same is considered necessary by the concerned power supply authority.

1 Plot above 2000 sq.m. and less than 2.0 hectare- One single transformer sub-station of the size of 5m.x5m. and height of not more than 5m.

2 Layout or sub-division of a plot measuring 2.0 ha. or more - A suitable site for an electric sub-station (11kv/33kv/110kv.) as decided by the Commissioner.

Provided that the sub-station is constructed in such a manner that it is away from main building at a distance of atleast 3 mt. and in general does not affect the required side marginal distances or prescribed width or internal access or larger open space or as may be decided by the Commissioner.

24.6 a) Minimum Plot area, plot width for various uses:

Minimum plot areas for various uses shall be as given in Table No.5 below -

Table No.5				
MINIMUM PLOT AREA, PLOT WIDTH FOR VARIOUS USES				
Sr. No	Uses	Plot area (in sq.mt.)	Min. Plot Width	Type of development
1	2	3	4	5
1	Residential and Commercial (except those in 2,3 & 4 below)	30 and above but upto 125	As per Table No.9	Row
		Above 100 but less than 250		Semi-detached / Detached
		250 & above		Detached
2	Plots in EWS Housing / High Density Housing / Sites and Services / Slum Up-gradation / Reconstruction Scheme by public authority.	20 and above but upto 125	As per Table No.9	Row
3	Petrol Filling station-			
	(a) Without service bay	545	16.75 m	Detached
	(b) With service bay	1100	30.5 m	Detached.
4.	Industrial	300	10 m	Detached.
5.	Cinema Theatre /Assembly Halls	The minimum size of plots for cinema theatre/assembly building shall be on the basis of seating capacity of the building at the rate 3.0sq.m per seat, subject to minimum 1000 sq.m.		
6.	Public Entertainment Hall/Mangal Karyalaya	The minimum size of plots shall be 1000 sq.m		

7.	Other Buildings	The minimum size of plots for buildings like business, educational, mercantile and other uses which are not specified in this regulation, shall be decided by the Commissioner
Note: in case of sr.no.1, pattern of development permissible within a plot shall be shown in dotted line while approving the layout. However change in pattern may be permitted in future, if it fits in to above pattern of development and does not disturb the overall pattern of development already approved.		

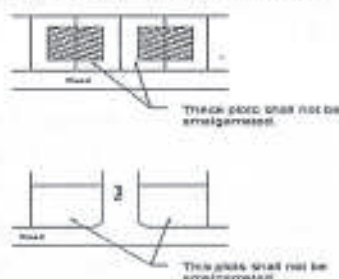
24.7 Provision of plots / tenements for EWS/LIG:

The provision regarding inclusive housing in development proposal shall be made applicable as mentioned at Regulation No.37.0

24.8 Amalgamation of Plots:

Amalgamation of plots shall be permissible if they form a sizable plot from planning point of view and are contiguous.

- amalgamation of plot having different tenure, or
- The amalgamation of plot which is not desirable from planning point of view (eg. as shown in below) shall not be permitted.



24.9 Net Plot area for Computation of FSI:-

For the purpose of computing FSI/Built - up area, the net area of the plot shall be considered. Such net area shall be computed as under.

- In case of a plotted layout/sub-division /group housing scheme/ any development, net area shall be the balance area of the plot, after deducting from the total area of plot, the area covered by Development Plan roads, reservations and deemed reservations like amenity spaces, if any.
- In case of plotted layout, FSI of such net area shall be distributed on all plots on prorata basis or on certain plots on which the land owner desires, subject to maximum receiving potential described in these regulations.
- In case of plots from the approved layouts, the same plot shall be treated as net plot area and shall be eligible for full permissible FSI under these Regulations.
- The above regulations in respect of net plot area and computation of FSI shall apply to proposals in all land use zones.

24.10 Relocation of DP Sites/DP Proposals while approving the subdivision of land-

If the land proposed to be laid out for any development is affected by any reservations for public purposes, the Metropolitan Commissioner may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Provided that, no such shifting of the reservations shall be permitted-

- (a) if the reservation proposed to be relocated is in parts;
- (b) beyond 300 mts. of the location in the Development Plan;
- (c) beyond the same holding of the owner in which such reservation is located;
- (d) unless the alternative location and size is at least similar to the location and size of the Development plan as regards access, levels, etc.;
- (e) unless the relocation is within area covered by the layout or development permission under sanction; and
- (f) if the reservation is already shifted under these regulations.
- (g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation etc.

Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. (d) and (f) above.

All such relocation of the reservations / alignment of roads shall be carried out in consultation with the Divisional Head of concerned division of the Town Planning Department and shall be reported by the Metropolitan Commissioner to the Government under intimation to the Director of Town planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent.

- 24.11 Transfer of DP sites (other than DP roads) in lieu of FSI** - If in any development proposal, owner desires to hand over the reserved site to the Planning Authority, then FSI of such reserved site equivalent to the TDR may be allowed to be utilized on the remaining land. Transfer deed to that effect shall be executed and FSI calculation shall be mentioned on the plans of development proposal. In case of plotted layout, distribution of FSI of plots in pursuance of such transfer shall be as desired by the owner and may differ from plot to plot. If some FSI remains unutilized, the owner shall be entitled for TDR against the remaining FSI.

PART III LAND USE CLASSIFICATION AND PERMISSIBLE USES.

25.0 GENERAL

(1) In case of Development / re-development of any land, building or premises, the intended use shall conform to the land use zones, purpose of designation, allocation or reservation, as the case may be, in the development plan, unless specified otherwise.

(2) **Lawful existing non-conforming uses-** Any lawful non-conforming use of premises existing prior to the date of enforcement of these regulations, shall continue and may be allowed to be expanded within the holding in the original sanction, unless in the opinion of the Metropolitan Commissioner the activity poses danger to public safety and/or life and that when a building, containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these Regulations or with lawful existing use.

(3) **Discontinuance of zoning in pursuance of existing use –** If any private land is shown in Public Semi-public / public utility, because of the activity existed there-on, such lands shall be deemed to have been shown in the adjoining predominant zone after such activity ceases to exist and thereupon, the development shall be permissible as per the adjoining predominant zone.

(4) **Drafting error –** Draftsman errors which are required to be corrected as per actual situation on site or as per the city survey record or sanctioned layout etc. or correction in existing boundaries of the establishments like MIDC, Koradi and NTPC Thermal Power Station, Defence Establishment, MADC, Reserved Forest etc. is required to be corrected as per city survey record or revenue record or as per acquisition and possession of lands or as per valid sanctioned layout etc. may be corrected by the Metropolitan Commissioner in consultation with Joint Director, Town Planning, Nagpur Division, Nagpur.

In respect of High Tension Line, the alignment shown on DP is to be corrected or deleted wherever required by the Metropolitan Commissioner in consultation with the concerned department. However, due to shifting or deletion of such High Tension Line, the land use zone of lands (before shifting) under H.T. Line shall be the zone of adjoining land.

The Metropolitan Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.

(5) **Error regarding existing nalas, river, canal, lake and like water bodies, pandhan etc. -**

a) The Metropolitan Commissioner may correct the draftsman's / typographical errors on Development Plan in respect of showing alignment of existing nalas, river, canal, lake and like water bodies, pandhan (village roads) etc. by taking into account a Revenue/Land Record or City Survey, village map and other revenue records, as the case may be, in consultation with Joint Director, Nagpur Division, Nagpur. The Metropolitan Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record.

b) The width of Recreational Open Space (ROS) along the water bodies should be consider as 50 mt. for major River, 36 mt. for minor River. The building line along nalas, shall be as per the DCPR. The modification proposed in respect of ROS are sanctioned considering these widths of ROS. The land released considering the above width of ROS shall deemed to be included in the adjoining zone / reservations if any. If the width of ROS is less than what is stated above, in such case the authority shall insist the required width as mentioned here

(6) Private land in designated PSP / Forest / Defence Zone - If any private property is included within the PSP Zone / Forest Land Use Zone / Defence Zone and if the owner establish that the private / individual ownership of land vest with him then the land use adjoining to such zone shall be assigned to piece of such land by the Metropolitan Commissioner in consultation with Divisional Joint Director, Town Planning, Nagpur.

(7) Existing features shown on development plan – The existing features shown on Development Plan are indicative and stand modified on Development Plan as per actual position. Merely mention of particular existing use on Development Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.

25.1 Land use classification -

The land uses classification & uses permissible there-in are as given below:-

- 1) Residential Zone (R) – The proposed Residential Zone viz. R-1, R-2, R-3 and R-4 are merged into one common Residential Zone. Such common Residential Zone is further classified into two categories viz. a) Purely Residential Zone (R-1) and b) Residential Zone (R-2).
- 2) Commercial Zone (C)
- 3) Industrial Zone (I)
- 4) Public & Semi Public Zone (PSP)
- 5) Agriculture/Green Zone - The proposed Agriculture A-1 and A-2 Zone are merged into one common Agriculture Zone.
- 6) Green belt / Recreational Open Space along water bodies.
- 7) Public Utility Zone.
- 8) Transportation Zone.
- 9) Mines and Quarries Zone.
- 10) Quarry to Park Zone.
- 11) Defence Zone.
- 12) Forest Zone.

25.2 Residential Zone (R)-

Residential Zone is classified into two categories viz. a) Purely Residential Zone (R-1) and b) Residential Zone (R-2). The parameters applied for the sub-classification are as under:-

A) R-1-Purely Residential Zone -

Residential Zone (R1) consists of all plots situated **along** roads having existing or **proposed** width of less than 12 m in non -congested area and less than 9 m. in congested area.

The following uses and ancillary uses to the principal use shall be permitted in buildings or premises in purely Residential Zone subject to other regulations:

- i) Any residences / residential buildings;
- ii) Customary Home occupation, i.e. occupations customarily carried out by the members of household without employing hired labour and shall include stitching embroidery, button making, etc., with or without motive power. If motive power is used, the total electricity load should not exceed 1 H. P.
- iii) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, to be permitted on any floor. However, maternity homes, clinics, nursing home with indoor patients on ground or stilt floor or on first floor with separate means of access of staircase from within the building or outside, but not within the prescribed marginal open spaces. Maternity Homes and Hospitals are permitted for maximum 20 beds.
- iv) Professional Offices or medical and dental practitioner's dispensaries, clinics for out patient's treatment without indoor treatment facilities, in residential tenement for own purpose not exceeding carpet area of 50 sq.m. each.
- v) Primary and secondary school buildings, excluding building of trade schools but including students' hostels in independent buildings on roads 9.00 meter or above width and nursery schools on road having width 6.00 meter or above.
- vi) Public or private parks, gardens, Club house and playfield not utilised for business purposes,
- vii) Religious buildings.
- viii) Public Libraries and Museums in independent structures. In case of mixed use, public libraries and museum on the ground floor and floor 1 or on two consecutive floors immediately above the stilts in a building constructed on stilts may be permitted.
- ix) Community hall, welfare centre, gymkhanas, gymnasia (each not exceeding 100 sq.m.)
- x) Bus shelters, taxi-stands.
- xi) Roads, Bridge, culverts and construction for any mode of transportation.
- xii) Radio broadcasting and television studios and sound recording and dubbing studios
- xiii) Convenience shops not more than 10 sq. m. each, at ground floor such as ration shops, pan shops, Dhobi/ Dry cleaning Shops, Darners, Tailors, Groceries, Confectionary and other general stores. Hair Dressing Saloon and Beauty Parlour, Bicycle Hire and Repair, Shoe Repair, umbrella repair, Vegetable & Fruit Stalls, Milk Shops. Dispensaries, Floweriest, Bangles and other articles needed by women, Small Bakeries, Newspaper Stalls, Tea Shops, ATM, etc.
- xiv) Police stations, telephone exchanges, Government sub-office, Municipal sub-office, sub-offices of Electric supply and Transport undertaking or the concerned electric company consulate offices, post and telegraph offices branches of banks including safe deposit vaults, electrical sub-stations, receiving stations, fire stations, civil defence warden posts and first aid posts home guards and civil defence centres, pumping stations, sewage disposal works and water supply installations and ancillary structures thereof required to cater to the local area .
- xv) Information Technology Establishment (ITEs) (pertaining to software only) on plots/ premises fronting on roads having width 9.00 meter and above.
- xvi) Flour mill and wet / dry masala grinding subject to following conditions:
 - (a) It is located on ground floor.
 - (b) Adequate care has been taken in structural design.
 - (c) It does not cause any nuisance to the neighbour and residents of upper floor.
 - (d) Power requirement does not exceed 10 H.P. each.
- xvii) Burial grounds, cremation grounds and essential public utilities on a road having width of 9 m. and above subject to the Planning Authority's approval.

- xviii) Agricultural, Horticultural and allied uses (except agro-based industries) are permitted. General agriculture, horticulture and poultry farming (but not dairy farming) in the areas other than congested area, poultry farming being permitted at the rate of 0.25 sq.mt. built-up area per bird in an independent plot measuring not less than 1 ha provided that no offensive odours, dirt and/or dust are created and there is no sale of products not produced on the premises, and the accessory buildings are not located within of 9m. the boundaries or 6m. from the main buildings on the plot provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only, Raisin production.
- xix) Research, experimental and testing laboratories not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha. in area, provided that the laboratory is at least 30m. from any of the boundaries of the existing residential building.
- xx) Public conveniences.
- xxi) Lodging and Boarding, sanatorium, old age home, hostel for students / working men / women with or without boarding facilities on road having width 9.00 meter and above.

B) R-2- Residential Zone-

Residential Zone (R2) consists of all plots abutting roads having existing or proposed width of 12 m. and above in non-congested area and 9 m. and above in congested area the following uses and mix uses may be permitted. The following uses and ancillary uses to the principal use shall be permitted in buildings or premises in Residential Zone R-2:

I) All Uses permissible in R1 zone shall be permitted in R 2 zone.

II) Other Uses permissible in R-2 zone:- The following non-residential mix uses are permitted subject to condition that,

- a) 50 % mix use may be permitted irrespective of floor restriction. Such additional user shall in no case consume FSI of more than 0.5 in both congested and non-congested areas except in buildings on independent plots. Also these uses are independently allowed on independent plot.
- b) Where the building or premises abut on two or more streets, no direct opening of such shop shall be permissible on the street, which is less than 9 m. in congested and 12 m. in non -congested area.
- c) All goods offered for sale and brought for repair shall be displayed and kept within the building and shall not be kept in the passages or footpaths or roads.
- d) No trade and business involving any danger of fire, explosion, offensive noise, vibrations, smoke, dust glare heat or other objectionable influence may be allowed.
- e) Area of each shop will not exceed 100 sq.m. however this area may be increased in specific cases considering the merits.
- f) Motive power, unless otherwise specifically indicated, shall not exceed 2.25KW per shop with no individual motor exceeding 0.75KW no power being allowed to be sub-let.
- g) Power may be discontinued if the Planning Authority is satisfied that the particular use is a nuisance to the residents.

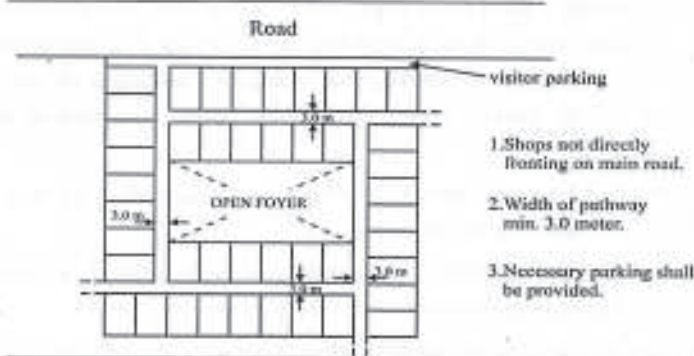
III) Non-residential mix uses to be allowed in R-2 Zone.

- i) Stores or shops for the conduct of retail business including departmental stores. Storage and sale of combustible materials shall not normally be permitted except with the special permission of the concerned authority.
- ii) Personal and or professional service establishments, professional offices.

- iii) Radio broadcasting stations and studio, telephone exchanges.
- iv) Frozen food lockers, fast food and vending stalls.
- v) Tailor shops not employing more than 9 persons and embroidery shops and button - hole making shops not employing more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3.
- vi) Shops for goldsmiths, locksmiths, watch and clock repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, upholstery and diamond cutting and polishing not employing, more than 9 persons with individual motors not exceeding 1 H. P. and total H. P. not exceeding 3 H. P.
- vii) Coffee grinding with electric motive power not exceeding 1 H.P.
- viii) Auto part stores and show rooms for motor vehicles and machinery.
- ix) Sale of used or second hand goods or merchandise (not junk, cotton waste, rags or other materials of offensive nature).
- x) Club houses or other recreational activities, conducted as business.
- xi) Storage of furniture and household goods.
- xii) Repairs to all household articles (excluding auto vehicle).
- xiii) Veterinary dispensaries and hospitals.
- xiv) Animal pounds.
- xv) Repair, cleaning shops and analytical, experimental or testing laboratories not employing more than 15 persons in the industrial activity but not including cleaning and dyeing establishment using a cleaning or dyeing fluid having a flash point lower than 60 degree C. and machines with dry load capacity of 30 kg. for any establishment carrying on activities that are noxious or offensive because of emission of odour, dust, smoke, gas, noise or vibration or other-wise dangerous to public health and safety, provided that the motive power requirement of such establishment does not exceed 10 H. P.
- xvi) Accessory uses customarily incidental to any permitted principal use including storage space, upto 50 percent of the total floor area used for the principal use.
- xvii) Paper box manufacturing including paper cutting, not employing more than 9 persons, with motive power not exceeding 5 H. P. and area not more than 50 sq. m.
- xviii) Mattress making and cotton cleaning, not employing more than 9 persons with motive power not exceeding 3 H.P. and area not more than 50 sq. m.
- xix) Establishment requiring power for sealing tin, packages, etc. not employing more than 9 persons, with motive power not exceeding 3 H.P.
- xx) Commercial halls, exhibition halls, community halls, welfare centre, gymnasium, etc.
- xxi) Art galleries, aquariums;
- xxii) Research, experimental and testing laboratories not involving any danger of fire or explosion nor of any noxious nature and located on a site not less than 2 Ha. in area.
- xxiii) Restaurants, eating houses, cafeteria, ice - cream parlours and milk bars.
- xxiv) Establishment for preparation and sale of eatables not occupying for production an area in excess of 75 sq. m. per establishment and not employing more than 9 persons. Sugarcane and fruit juice crushers not employing more than 6 persons with 1.5 H.P. with area not more than 25 sq.mt. shall also come under that sub - rule.
- xxv) Trade or other similar schools not involving any danger of fire or explosion nor of offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable influences;

- xxvi) Repairing garages not employing more than 9 persons and 2 H.P. motive power in the industrial activity with no floor above.
- xxvii) Battery charging and repairing not employs more than 6 persons with an area not more than 25 sq.mt. and not more than 2 chargers with power not exceeding 5 KW.
- xxviii) Photographic studios and laboratories with not more than 50 sq. m. area, not employing more than 9 persons and not using power more than 3 H. P.
- xxix) Showroom for Distribution and sale of LPG.
- xxx) Coal and Firewood Shops.
- xxxi) Polyclinics on separate floors, preferably ground floor, pathology laboratories.
- xxxii) Residential Hotels, Boarding and Lodging shall be permitted in independent building or parts of building, but on separate floors.
- xxxiii) Book Depot, Medicine and chemist shops.
- xxxiv) Business/ corporate office on any floor.

IV) Notwithstanding anything contained above a pedestrianized shopping precinct extending to a depth of not more than 12 m. (40 ft.) may be allowed subject to the condition that no shop in such pedestrianized precinct shall be allowed to open directly on the road in front. The minimum width of pedestrian way provided shall be 3 m. clear of all steps or projections and bollards shall be placed at the entrance of such pedestrian passage to prevent entry of vehicles provided further that satisfactory arrangements for natural or artificial ventilation are made as may be directed by the Metropolitan Commissioner.



C) Uses to be permitted in independent premises / buildings-

Notwithstanding anything contained above in Regulation No. 25.2(B), The following uses shall be permitted in independent premises / building.

- i) Drive - in - theatres, theatres, cinema houses multiplex, club houses, assembly or concert halls, dance and music studios and such other places of entertainment.
- ii) Petrol filling and CNG service stations.
- iii) Colleges, Secondary Schools, Trade or other similar schools.
- iv) Storage and sale of kerosene not exceeding 1000 litres in groceries and approved ration shops on retail basis.
- v) Bulk storage and sale of kerosene not exceeding 13000 litres in separate godowns conforming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire-fighting arrangements at his cost in his plot to the entire satisfaction of the Metropolitan Commissioner.
- vi) Storage and sale of LPG in cylinders not exceeding 100 kg. in showrooms / distribution centre.

- vii) Storage and sale of LPG in cylinders not exceeding 6300 kg in a separate godown conforming to the existing regulations of Chief Controller of Explosives, Government of India provided further that the applicant shall make adequate fire-fighting arrangements at his cost in his plot to the entire satisfaction of the Metropolitan Commissioner.
- viii) Parking of automobiles and other light vehicles on open plots even as a business.
- ix) Vegetable, fruit, flour, fish or meat market place.
- x) General Agriculture and Horticulture (including domestic poultry) upto the tune of 20 birds per plot and with a space requirement of 0.25 sq. m. per bird.
- xi) Correctional and mental institutions, institutions for the children, the aged or widows, sanatoria and hospitals in independent building facing on roads of width not less than 12 m. (except veterinary hospitals) provided that those principally for contagious diseases, the insane or for correctional purposes shall be located not less than 45 m. from any residential premises.
- xii) Repairing garages not employing nor more than 9 persons or 1.5 KW motive power with no floor above, with the permission of the Planning Authority.
- xiii) Business offices on roads of 18m. width and more subject to the fulfilment of parking and other requirements; except that balconies if any of such building shall not be free of F.S.I. computation.
- xiv) Residential hotels of lodging houses in independent buildings or parts of buildings or on upper floors thereof with special written permission of the Planning Authority, who will take into account the suitability of the size and shape of the plot, means of access, water and sanitary arrangements etc. before granting the permission. The Commissioner shall not permit such use unless he is satisfied about the provision of these arrangements. Provided that, residential hotels of 4 & 5 star categories may be allowed only in an independent plot of size not less than 2,000 sq.mt. and on roads of 15 m. width or more. A hotel of lower star category being allowed with minimum separate access of 12 meter and more. Provided further that, development of residential hotels of the star categories shall be permitted by the Commissioner, only after due approval from the Tourism Development Authority.
- xv) **Service Industries** - The Service Industries may be permitted in independent Plot building (independent designated plot) in R2 and Commercial zones along with the limitation of area, maximum number of persons to be employed, maximum permissible power requirement and the special conditions if any as given in Table No. 6 for service industries.
- xvi) Any other use allowed in consultation with the Director of Town Planning, Maharashtra State in accordance with the intent and spirit of these Regulations.

Note: - Drive-in theatres, theatres, cinemas, club-houses, assembly or concert halls and such other places of entertainment shall be allowed on roads having width exceeding 15m and more. These uses may be permitted in combination with permissible non-residential uses except that of petrol pump, with the special permission of the Planning Authority, however, in the case of a cinema/theatre the front open space shall be minimum 12m. and the side and rear open spaces shall not be less than 6m.

Provided further that, in the case of development and/or re-development of a cinema/theatre the user for a cinema/theatre may be permitted in combination with the permissible users in a residential R-2 zone. However, residential user in combination with that of a cinema/theatre may not be allowed in the same building. Provided further that, on plot/lands where there is an existing cinema Theatres, redevelopment of the plots shall be allowed subject to the condition that at least 1/3rd of the existing seats shall be retained, which shall not be below 150 seats and may be developed in combination with R2 zone uses.

25.3 Commercial Zone -

In commercial zones, buildings or premises shall be used for the uses and purposes given below, provided all goods offered for sale shall be displayed within the building, excluding passages.

- i) Any use permitted in residential R 2 zone without area and floor restrictions subject to minimum 40 % shall be used for purely commercial.
- ii) Uses permissible in Public Semi-public Zone.
- iii) Public utility buildings.
- iv) Whole-sale establishments with storage area, subject to fire protection requirements and any commercial use.

25.4 Industrial Zone-

The following users shall be permissible in Industrial Zone.

a) Service Industries: The service industries may be permitted as given in Table No. 6, without restrictions on power requirement, employment, floor area etc.

b) Other Industries :

- i) Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example, assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses laundries, gas plants, refineries, dairies and saw – mills
- ii) The uses like Information Technology Establishments, Petrol Pumps and Service Station as per provision made in these regulation, Parking lots, Electric Sub - station, Building of public utility concerns except residence, The branches of Banks, industrial training centre/ institute, Storage Buildings, Drive-in -Theatres, cinema house or theatres, subject to provision of separate entries and exits for the cars shall also be allowed.

25.4.1 Conditions for allowing Uses in Industrial Zone -

- i) Any industry / industries may be permitted only with the special permission of the Metropolitan Commissioner who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Metropolitan Commissioner may prescribe special condition about minimum size of plot and minimum buffer open spaces(including marginal distance and road width if any)from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m.
- ii) Building or premises in industrial zone may be used for any industrial and also accessory uses like banks, canteens, welfare centre and such other common purposes considered necessary for the industrial workers, except for any dwelling purpose other than quarters of watchmen, caretakers or other essential staff required for maintenance of the premises. Such use may be permitted up to 25% of the permissible FSI.
- iii) Means of access, Minimum plot size, Permissible FSI, Additional FSI, Marginal distances etc. shall be as mentioned in this Development control regulation.

25.4.2 Regulations for permitting Residential /commercial use in industrial zone (I to R Policy).

a) With previous approval of Metropolitan Commissioner in consultation with the Divisional Head of concerned division of the Town Planning Directorate and on such conditions as deemed appropriate by him, The existing or newly built-up area of Industrial unit, in the Industrial zone may be permitted to be utilised for residential or commercial purposes.

b) With the previous approval of the Metropolitan Commissioner, in consultation with the Divisional Head of Town Planning Directorate, The lands in the Industrial Zone including lands in industrial zone in Town Planning Scheme area, may be utilised for any of the permissible users in the Residential and Commercial Zone subject to the following conditions :

i) Such user shall be allowed only on payments of **Premium** as decided by the Government from time to time .

ii) The Residential/ Commercial user in respect of industries which are not in operation shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.

iii) In the layout or sub-division of such land admeasuring upto 2 Ha., 10% land for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post and such other amenities/utilities as may be considered necessary shall be provided.

iv) In such layouts of sub-division having area more than 2 Ha. and upto 5 hect, 20% land. shall be provided for public utilities and amenities like electric sub-station, bus-station, sub- post office, police out-post, garden, playground, school, dispensary and such other amenities/utilities as may be considered necessary. .

v) In such layout or sub division each more than 5Ha. in area, 25% land for public utilities and amenities like electric, sub-station, bus-station, sub-post office, police out post, garden, playground, school dispensary and such other amenities shall be provided.

vi) With the special written permission of the Metropolitan Commissioner, The land having area up to 0.20 hectare in size which are allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Residential Zone. Provided that, in such case the owner / developer shall require to provide either by providing 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor. Provided that, amenity TDR as per regulation containing provisions of TDR, shall be permissible.

vii) The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and basic land development. These areas will be in addition to the recreational space as required to be provided under these regulations.

Provided that, at least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc.

Provided also that irrespective of land use zone, where the provisions of Development Control Regulations provide for amenity Space in Residential area which is more than what is stipulated in these regulations, then Amenity Space which is more shall only be provided.

c) The required segregating distance between Industrial Zone and the area over which Residential use is permitted under this regulation, shall be provided within such land intended to be used for residential or commercial purpose.

d) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.

e) Provision for Amenity Spaces shall be considered to be reservations in the Development Plan and Transferable Development Rights against such amenity as per Regulation No.40.0/Part IX may be given or FSI of the same equivalent to the TDR quantum shall be available for utilisation on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No.26.3.

provided that,

i) Residential/Commercial user may be allowed on the part area of the land holding subject to the condition that total area of the entire land holding shall be considered for deciding the percentage of the land to be reserved for public amenity/ utility spaces, as per these regulations.

ii) If Development Plan Reservations (excluding DP Road/Road widening) are in the land under I to R conversions, then such reservation may be adjusted in amenity space as mention in following manner.

a) If the area under development plan reservation is less than the required area of public amenity space as per the said regulation, then only the difference between the area shall be provided for public amenity spaces.

b) If the area under development plan reservation is more than the required area of public amenity spaces as per the said regulation, then the area for public amenity spaces shall be provided equal to Development Plan reservation area.

iii) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area 30 sq.mt and upto 50 sq.m. or in the plotted development, 20 % area shall be of plots upto 150 sq.m.

vi) While allowing such conversion minimum 20 % built up area shall be used for offices and commercial purpose.

vii) The provision of inclusive housing as mentioned in regulation no. 37 shall not be applicable while allowing such conversion.

25.5 Public Semi-Public Zone-

A) The following uses shall be permissible in Public Semi-Public Zone-

- i) Pre-primary, Primary Schools, High Schools, Technical / Trade Schools, Colleges, Educational Complex, Hostel for students and essential staff quarters.
- ii) Hospital, Sanatoria, Dispensary, Maternity Homes, Health Centre, Dharmashala for the visitors of the patients, pilgrims and like, essential staff quarters, veterinary hospital, auditorium exhibition hall and gallery.
- iii) Training institutions, Home for aged, essential quarters.
- iv) Government/ Semi -Government/ Local self-Government offices, Court buildings, essential staff quarters.
- v) Post Office, Telegraph office, Telephone Exchange, Radio Station, Staff quarters and similar Govt. / Semi-Govt. offices and quarters.

- vi) Library, Mangal Karyalaya, Gymnasium, Gymkhana, Water tanks, Stadium, Community hall, Religious Structures, etc
- vii) Besides above, the **commercial user upto 15% of basic permissible FSI** shall be permissible subject to following conditions:
 - a) Convenience shopping, branch of bank, small restaurants etc. shall be permitted. However, hotels/shops for liquor, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, similarly domestic gas, kerosene shops/ godowns which are dangerous to public health shall not be permitted.
 - b) Additional F. S. I. shall be allowed only on the plot area remained after deducting the notional plot area utilised for commercial user.
 - c) The Metropolitan Commissioner shall not allow sub - division of S. No. / Gat No. / Plot No. on which such a Development which may cause/ has taken place/ would take place.
 - d) The retail commercial user is permitted upto a depth of 12 m. or in separate building
 - e) The plots in which there is an existing development; such commercial use shall be restricted to maximum 15% of the existing and proposed development taken together.
 - f) The landowner / developer / institution shall give guarantee in writing to the Metropolitan Commissioner for following all the stipulated conditions scrupulously.
- viii) Petrol/LPG/CNG Pumps shall be allowed subject to conditions mention in Regulation No. 25.6(xxvi)
- ix) In case of lands owned by Zilla parishad and Panchayat samiti, Government and semi-government bodies and allocated in public and semi-public zone, the limit of such commercial user shall be upto 33%

B) In case any private property is included within the boundary of public and semi-public use and if the owner can establish that the private/ individual ownership of land vest with him, the land use existing/ adjoining to the PSP zone shall be assigned to this piece of land with special written permission of the Metropolitan Commissioner.

25.6 Agriculture /Green Zone.

Agriculture/Green Zone - The proposed Agriculture A-1 and A-2 Zone are merged into one common Agriculture Zone. The following uses are permissible in such zone.

- i) Agriculture, horticulture and animal husbandry
- ii) Gardens, Forestry, Public parks, private parks, play fields, stadia, gymkhanas, swimming pools, sports and games, health club, cafeteria-canteen incidental to principal use, gliding facilities, summer camps for recreation of all types,
- iii) Agriculture research and agriculture education by Government or Semi-Government organisation, with full permissible FSI as that of Residential zone.
- iv) Golf clubs and links, race tracks and shooting ranges;
- v) Poultry farms
- vi) **Amusement park**, in a plot of not less than 5 ha. in area, with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, oceanic -park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs/citations, toys, goods, refreshments and beverages on the following conditions with the special permission of the Metropolitan Commissioner.

- a. The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost and to the satisfaction of the Planning Authority Metropolitan Commissioner.
 - b. The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and to the satisfaction of the Metropolitan Commissioner and will keep, at all times, the entire environment clean, neat and hygienic.
 - c. Structures for indoor rides and ancillary activities, such as administrative offices, exhibition hall or auditorium, restaurant, hotels, open air theatre, essential staff quarters, store buildings, fast food shops, museum, souvenir and small shops, ancillary structures to swimming pool, may be permitted subject to a maximum floor space index not exceeding 0.20; i.e. FSI of 0.15 for principal activity and 0.05 for ancillary activities.
 - d. Structures permitted in the amusement park (except those intended for park apparatus, entertainment such as magic mountain etc. and other equipment) should be ground floor structures, with the construction blending with the surrounding environment and landscape.
 - e. Except for minor dressing, hills and natural features, if any, shall be maintained in their natural condition and beautified with planting of trees etc.
 - f. All trees already growing on the land shall be preserved to the extent possible, except that if it becomes necessary to cut any tree, the required permission of the Metropolitan Commissioner should be obtained under the law relevant Act. At least 5 trees per 100 sq. m. shall be planted and grown within the area of the park.
 - g. Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site as prescribed by and to the satisfaction of the Metropolitan Commissioner.
 - h. The promoters of the project will prepare a suitable layout with appropriate landscaping of the recreational and other facilities and obtain approval of the Metropolitan Commissioner.
 - i. No objection certificate of the Tourism Department shall be obtained.
 - j. The development shall be regulated according to other requirements of these and all applicable rules and Regulations and subject to all other clearances as may be required.
 - k. Proper arrangements for safety, Regulations of traffic approaches to the park etc. shall be made to the satisfaction of the Planning Authority and Police from the law and order and traffic aspects.
- vii) Pottery manufacture;
 - viii) Fish curing on open land/fish farming.
 - ix) Salt manufacture from sea water.
 - x) Public utility establishments such as electric sub-stations, receiving stations, switch yards, overhead line corridors, radio and television stations, receiving stations, main stations for public gas distribution, sewage treatment and disposal works, water works along with residential quarters for essential staff for such works, with the special permission of the Metropolitan Commissioner.
 - xi) Cemeteries and crematoria and structure incidental thereto.

- xii) Structure for watchmen's quarters each not exceeding 20 sq. m.
- xiii) IT/ITES Parks set up by public or private sector; subject to Regulation No. 27.7 of Part V.
- xiv) **Research and Development Institutions / Centres** on following conditions:-
- The area of land shall be minimum 10 hectare.
 - FSI permissible shall be maximum 0.20 on gross plot area after deducting D.P.Road/ Reservation area if any.
 - Out of the total allowable FSI, FSI for staff Quarters shall not exceed 50%.
 - Total strength of the employees shall be limited to 10 per hect.
 - On 50% of plot area, trees shall be planted at the rate of 500 trees per hect.
 - Research and Development of hazardous chemical and explosives may be permitted with the special permission of Metropolitan Commissioner which may be granted after compliance of all safety measures and certification from concerned Government Authorities.
- xv) **Development of Cinema and TV Film production**, shooting, editing and recording studios with its ancillary and supporting users, including construction of staff quarters, rest rooms, canteens etc. subject to the following conditions:
- The minimum plot area (necessarily under one ownership) shall not be less than 2 hectares.
 - The total permissible FSI shall not exceed 0.2 on gross plot area after deducting Development Plan Road/ Reservation area if any.
 - Out of the permissible built up area equivalent to 0.2 FSI, built up areas for ancillary and supporting users shall not exceed 1/3rd of permissible FSI
 - The construction shall be confined to 10% of the plot and the remaining plot (excluding areas required for parking, roads etc.) shall be planted with trees at the rate of 500 trees per hectare.
- xvi) **Development of buildings of educational and medical institutions-** Such institutions run by Government / Public Authorities or run by Public Charitable Trusts may be permitted in Agriculture / No Development Zone with **built up area upto 1/5th (i.e. 20%)** of the net plot area, subject to plantation of trees at the rate of 5 trees per Are on the plot.

Provided that additional FSI over and above the basic FSI permissible above may be granted by the Concerned Authority as per the following Table and subject to the conditions mentioned below: -

Sr. No.	Land Fronting on Road	Basic Permissible FSI on Net Plot Area	Additional FSI*	Maximum Permissible FSI	Note
1	2	3	4	5	6
1	Road having width of 12 mt. and above but less than 18mt.	0.2	0.5	0.7	The building height above 15 mt. subject to maximum upto 30 mt. or as mentioned in Maharashtra Fire Prevention and Life Safety Measure Act, 2006 shall be allowed after clearance / No objection certificate from the Fire Advisor / Chief Fire Officer
2	Road having width of 18 mt. above	0.2	0.8	1.0	

Conditions:-

- a) The additional FSI as mentioned in Column No. 4 of the Table above is to be granted only on payment of premium calculated considering 30% rate of the said land as prescribed in the Annual Statement of Rates (ASR) of the year of granting such additional FSI. Such premium shall be deposited in the concerned Branch Office of Town Planning Department or in the Concerned Authority wherever applicable. The land area consider for premium shall be equal to additional FSI / built-up area granted
 - b) In case the educational use involves the nursery and elementary Schools, such nursery and elementary Schools shall be housed in single building with maximum Ground + 2 floor.
 - c) Other Regulation of the Standardised Development Control and Promotion Regulations shall apply to the above buildings constructed under this Regulation.
- xvii) Fish farms, fish drying, storage of boats, servicing and repairs of boats.
 - xviii) Storage and drying of fertilizers.
 - xix) Brick, tile manufacture.
 - xx) Sand clay or gravel quarries.
 - xxi) Scrap Market with FSI of 0.20
 - xxii) Religious buildings and structures incidental thereto;
 - xxiii) Small agro based industries processing agricultural products like rice mills, poha factories and other rural based service industries;
 - xxiv) Ancillary service industries for agriculture produce marketing and management, ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products, related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals / organizations with FSI of 0.20.
 - xxv) Quarrying of stone, murum or earth including mechanized stone crushing or stone dressing subject to conditions mentioned by the District Collector.
 - xxvi) **Petrol Pump/LPG Pump/CNG Pump**: Petrol Pump, LPG Pump, CNG Pump is permissible in No Development Zone subject to following conditions:-
 - a) The minimum size of plot shall be,
 - i) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - ii) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
 - b) Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with a minimum width of 12.00 m. or more.
 - c) Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
 - d) NOC from public works department and other related departments shall be obtained as per the prevailing rules. Also regarding service road / building line / control line, Government Resolution, Public Works Department, No. RBD-1081/ 871/Raste-7, dated 09 March 2001 and circulars issued in this regard from time to time shall be observed. Instructions

contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures shall be observed.

- e) The plot on which a petrol filling station with or without service bays is proposed shall be on an independent plot on which no other structure shall be constructed.
 - f) Petrol/LPG/CNG station shall not be permitted within a distance of 90 meter from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest gate of school, hospital and theatre, place of assembly or stadium.
 - g) In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- xxvii) Bus Terminus, Construction of new communication routes including roads, highways, railways, airports, jetties, etc.
- xxviii) Automobile Showrooms and workshops with FSI of 0.20.
- xxix) Tourism activities as specified in Regulation No.29.0
- xxx) Mobile Phone Towers with ancillary equipments as specified in Regulation No.31.0
- xxxi) Slaughter house or facilities for processing and disposal of dead animals with the special permission of Metropolitan Commissioner
- xxxii) **L.P. Gas Godowns** subject to following conditions:
- 1) Area of plot shall not be less than 1000 Sq.m.
 - 2) The maximum permissible FSI shall be 0.20.
 - 3) Only ground floor structure shall be permissible.
 - 4) It is necessary to obtain "No Objection Certificate" from Controller of Explosives and competent fire authority.
- xxxiii) **Integrated highways amenities** such as motels, way-side restaurants, fuel pumps, service stations, restroom and canteen for employees working on site and truck drivers, service godowns, factory outlets, highway malls, hyper market along with public conveniences like toilets, trauma center, medicine shop, bank ATMs, logistic park and like activities with FSI of 0.5 on gross area. The **Integrated highways amenities** shall be allowed subject to following condition.
- a) Minimum area of plot shall be 10000 Sq.mt.
 - b) 10 % amenity space shall be provided which shall be handed over to planning authority free of cost with fencing constructed as per the satisfaction of Commissioner.
- xxxiv) Solid waste management, land fill sites, power generation from waste.
- xxxv) Power generation from non-conventional sources of energy, bio-gas plants. Area covered under solar power shall not be counted in FSI.
- xxxvi) **Industrial Use** -Any industry / industries may be permitted only with the special permission of the Metropolitan Commissioner who may grant it after such scrutiny as may be necessary to ensure that the location is appropriate and is not likely to cause nuisance and hazard to adjoining owners. Before granting any such permission, the Metropolitan Commissioner may prescribe special conditions about minimum size of plot and minimum buffer open distance from the industrial building/ industrial use to residential or habitable zone / use, which shall not however be less than 23 m. Such industrial use shall be allowed with basic FSI of 0.20.

However the additional FSI over and above the basic permissible FSI for the above industrial use may be granted by the concerned Authority as per the following Table and subject to the conditions mentioned below. However also, if the earlier permissions which were granted as per NDZ regulations and now shown in Industrial Zone in DP, premium as mentioned below shall also be applicable for additional FSI over and above the permissible FSI.

Sr. No.	Width of road abutting the Plot of Land	Basic Permissible FSI*	Additional FSI*	Maximum Permissible FSI*
1	2	3	4	5
1	Road having width of 12 mt. but less than 18 mt.	0.20	0.60	0.80
2	Road having width of 18 mt. and above	0.20	0.80	1.00

(*FSI indicated in the Table above is calculated over the entire plot area.)

Conditions: -

1. The additional FSI as mentioned in Column No. 4 of the Table above is to be granted only on payment of premium at the rate of 30% of the land rate of the said land as prescribed in the ASR of the year of granting such additional FSI. Such premium shall be deposited in the concerned Authority.
2. The concerned Authority shall ensure that additional FSI under this Regulation is granted for Industrial use. If the owner avail such additional FSI, then ground coverage shall be the coverage after proposing required marginal distance as per the prevailing DCPR of the Authority.
3. All other Regulations as applicable to the Industrial Zone, shall apply to the building constructed under these Regulations.
4. The revision of earlier approved cases for industrial permission shall be allowed subject Regulation No.1(vi) irrespective of its zoning shown on Development Plan or not.

xxxvii) Star Category Hotels along Highways- Additional FSI, in Agriculture / No-Development Zone for **three stars and above category Hotels** along National and State Highways shall be permissible subject to following conditions: -

- (i) Development of buildings for **three stars and above category Hotels** in No Development Zone along National and State Highways shall be permissible *on independent plot* upto FSI limit of 0.20 on gross plot area.
- (ii) Additional FSI upto 0.80 on gross plot area, over and above the basic FSI permissible under clause (i) above, may be granted by the Appropriate Authority on payment of premium at the rate of 35% of the said land rate as prescribed in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the concerned Authority office.
- (iii) All other regulations, as applicable to Residential Zone, shall apply to the layout and buildings constructed under this Regulation.

xxxviii) Government project affected Rehabilitation sites.

xxxvix) Town planning scheme under the provisions contained in chapter V of Maharashtra Regional & Town Planning Act, 1966 shall be allowed for minimum 20 hector area, having access road of the width of minimum 18 mt., subject to condition that road network in scheme

area shall be provided and entire cost of scheme shall be borne by the owners/developers. After sanction of preliminary scheme under section 86 of the act, all uses as that of residential zone, shall be permitted. FSI and other regulation shall applicable as per residential zone.

However, if the owners come together for development on aforesaid concept of town planning scheme instead of undertaking town planning scheme under the Act, the Metropolitan Commissioner may allow such development subject to earmarking 40% of the land for roads, park, playground, garden, social infrastructure, sale component by the Corporation, which shall be handed over to the Corporation. However, development permission for uses permissible in Residential Zone shall be granted phase wise after completion of physical infrastructure works including off site infrastructure and handing over of land to the Corporation. The FSI of land handed over to the Corporation shall also be allowed on remaining land on the lines of Regulation No.24.9. The land under such proposals shall be entitled for total FSI /TDR permissible in residential zone.

xxxx) Residential and Institutional use permissible subject to following conditions.

- (i) Minimum area of land shall be 15.0 hect.
- (ii) Land shall front on minimum 12 m. wide existing road.
- (iii) The offsite infrastructure like road, water supply, sewerage treatment plant having zero discharge shall be developed by land owner at his own cost.
- (iv) 10% of the entire holding area shall be handed over to the Planning Authority free of cost, without any FSI/TDR and free of all encumbrances for sale by Planning Authority for residential, commercial or industrial use depending upon the nature of development. This 10% area shall be over and above recreational open space and amenity space to be provided as per regulation. This 10% area shall front on minimum 12 m. wide road.
- (v) Premium for the gross area at the rate of 5% of the value of the land as given in the Annual statement of rates shall be paid to the Planning Authority
- (vi) Regulations for residential zone and other regulation shall be applicable.

(xxxxi) Mangal karyalaya / lawns.

- a) Minimum area for Mangal Karyalaya shall be 0.40 hect. with FSI of 0.20. It may be permitted along with essential guest rooms not exceeding 30% of the area of Mangal Karyalaya. Area for parking shall be 40% of gross area which shall be properly earmarked and bounded by bifurcating wall.
- b) Lawns for ceremony shall be 0.80 hect. with FSI of 0.20. Area for parking shall be 40% of gross area.
- c) The plot shall abut on road having width of minimum 15m.
- d) Such user (Mangal Karyalaya and Lawns) shall be allowed only on payments of premium at the rate 10 % of the land value arrived as per Annual Statement of rates (without considering the guidelines therein) of the respective year.

(xxxxii) Farm houses subject to following conditions:-

- (a) The land in which it is to be constructed is actually put under agricultural use.
- (b) Minimum plot area under above use shall be 0.4 Ha. And only one farm house shall be allowed per holding.
- (c) Farm house shall be permitted in accordance with the provisions of Maharashtra Land Revenue Code, 1966.
- (d) The FSI shall not exceed 0.0375 of gross plot area subject to a maximum built up area of 400 sq.mt. in any case.

- (e) Only ground floor structure with or without stilt shall be permissible with 12m. margin from the boundary of land.

(xxxxiii) **Development permission around the periphery of Gaothan boundary –**

Development permission around the periphery of Gaothan boundary shall be allowed as per the Regulation mentioned at **Appendix-L**. This regulation shall be applicable only for the **Rural centre and rural area (excluding nine urban centre area)**. Regulation for residential zone and other regulation shall be applicable.

Note:-The permissible FSI for uses in No Development Zone will be **0.20** on gross area after deducting D.P.Road/ Reservation area if any, if not specified.

25.7 GREEN BELT / Recreational Open Space

Following uses shall be permissible

- i) Agriculture,
- ii) Tree Plantation, Gardens, Landscaping, public park Landscaping, Forestry and Nursery etc.
- iii) River front development by Municipal Corporation, or any institution authorised on behalf of Municipal Corporation
- iv) Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.
- v) Swimming pool, club house, recreational facilities after leaving marginal distance of 15 m. belt along river bank and 9.0m. from river and nalas, respectively subject to FSI of 10% with ground floor structure only.
- vi) Public toilets as per requirement.
- vii) Recreational open space of any layout/ sub-division/ development proposals, if submitted along with the developable land adjoining to such green belt, after leaving marginal distances of minimum 15m. and 9.0m. from river and nalas, respectively, (clarification – it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such green belt zone.)

The users and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as mentioned above

If the land under green belt zone, excepting open space therein if any, is required by Metropolitan Commissioner for the public purposes mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.

Provided that, FSI of such land under Green Belt zone shall be permissible only after handing over such land to the Municipal Corporation free of cost and free from encumbrances

The side/rear marginal distances for the proposed building adjoining to river / nala shall be maximum of-side / rear marginal distance, to be measured from river/nala, as required according to height of building or 4.5 m. from the dividing line between green belt zone and the other developable zone.

25.8 Public Utility Zone-

The following users shall be permissible in this Zone.

Water treatment plant, water reservoirs, pumping station, water storage tank, sewage / influent treatment plant, waste water recycling plant, electric substation, cemeteries, burial ground and cremation grounds, slaughter house, solid waste landfill / management site, fire station, post, telegram and communication office, telephone exchange, cattle pond and dairy farm, public urinals.

25.9 Transportation Zone-

The following uses shall be permissible in this Zone:-

Roads, bus depot, railway station, public transit stations such metro / mono rail station, public parking garages, truck terminus etc.

25.10 Mines and Quarries Zone-

The following uses shall be permissible in this Zone:-

Stone quarrying, soil excavation, stone crushing or other similar activities, mining activity, brick kilns, caretaker's quarters or residential quarters for essential staff upto maximum BUA 20 sqm, ancillary buildings like site offices, cafeteria with maximum BUA upto 250 sqm.

The existing uses within these zones such as bricks kilns, fly ash bricks, cremation ground etc. shall be continued for the respective purposes. The mining and quarry operation shall not be permitted within the restrictive area as per their prevailing regulations. The development after the closing of existing mining areas / quarries shall be as per the closing policies of the respective department. However, the private lands which are included in Mines and Quarry Zone shall deemed to be included in the adjacent zone and Metropolitan Commissioner shall grant development permission accordingly.

25.11 Quarry to Park Zone-

The existing operational quarries area continue to be in operation. The existing uses within these zones such as bricks kilns, fly ash bricks, cremation ground etc. shall be continued for the respective purposes. The development after the closing of existing quarries shall be as per the closing policies of the respective department. Though the land under this zone are included in Quarry to Park Zone, the uses and development activities as per the uses included in No Development Zone of DCPR shall only be permissible subject to due NOC from the respective department.

However, the private lands which are included in Quarry to Park Zone shall deemed to be included in the adjacent zone and Metropolitan Commissioner shall grant development permission accordingly.

25.12 Defence Zone-

Areas under the Defence Zone are lands under occupation and ownership of the Defence Department. This zone will be subject to the relevant Defence rules.

Further, certain areas adjoining the Defence Zone, as may be specifically notified from time to time, shall be subject to restrictions on constructions or on the use of lands in the interest of safety and security of the defence services or the civil population living in the surrounding areas.

If any private property is included within the Defence Zone and if the owner establish that the private / individual ownership of land vest with him then the land use adjoining to such zone shall be assigned to piece of such land by the Metropolitan Commissioner in consultation with Joint Director, Town Planning, Nagpur Division, Nagpur.

25.13 Forest Zone-

Areas under Forest Zone are lands under ownership of the Forest Department and subject to applicable rules and regulations of the Forest Department.

If any private property is included within the forest Zone and if the owner establish that the private / individual ownership of land vest with him then the land use adjoining to such zone shall be assigned to piece of such land by the Metropolitan Commissioner in consultation with Joint Director, Town Planning, Nagpur Division, Nagpur.

25.14 Uses Permissible In Reservations-

- i) The uses permissible in reserved sites shall be conforming to the use for which it is reserved. The required parking, public toilets and separate place for garbage bins shall also be provided in the reserved site itself.
- ii) Where the Metropolitan Commissioner or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, partly for different public purpose/purposes, it may do so, provided that such partial use shall not exceed 40% of the reserved area and such combination shall not be of incompatible uses. However, area upto 300 sq.m. from any reserved land may be allowed to be developed for construction of arogya kothi i.e. waste segregation centre except site mentioned at (a), (b) and (c).
- iii) Municipal Corporation may acquire and develop any of the reservation proposed in the development plan, partly or fully, for multi-story public parking, irrespective of its designation, if amenity of parking is direly needed in the area.
- iv) Combination of uses as mentioned below may be permissible even if the reservation is for a specific purpose.
 - a) **Playground** - In playground reservation, minimum 90% area shall be kept open for open play activities. In remaining 10% of area, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, watchman quarter, small restaurant to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. The FSI permissible shall be 0.15. If required, the sites of playground may be developed for park or garden, however, such change shall not exceed 10% in the said sector of development plan.
 - b) **Stadium** - In addition to the uses permissible in playground mentioned above, shops below the spectators' tiered gallery may be permitted. The FSI permissible shall be 0.25.
 - c) **Garden** - In addition to the main use of garden, open swimming pool & allied construction, water tank, rain water harvesting system, gardener / watchman quarter, small restaurant or food stalls to the extent of 20 sq.m.(for every 4000 sq.m. reservation area) may be permitted. Total FSI used for such constructions shall not exceed 0.1 of the garden area. If required, the sites of garden may be developed for playground, however, such change shall not exceed 10% in the said sector of development plan.
 - d) **Weekly Market** - Weekly vegetable market with open ottas, cattle market and ancillary petty convenience shops.
 - e) **Vegetable Market** - Open or covered ottas along with petty convenient shops, fruit stalls.
 - f) **Shopping Centre / Market** - Shopping, Vegetable market, departmental stores, offices, banks / community hall on upper floors.
 - g) **Town-hall** - Town hall, exhibition hall, art gallery, meeting / conference hall, library, small restaurant to the extent of 20 sq.m.
 - h) **Drama Theatre / Natyagriha** - Drama theatre / natyagriha, art gallery, exhibition hall, library, small restaurant to the extent of 20 sq.m., allied users such as guest rooms for the artists.
 - i) **Cultural Hall** - Cultural hall, marriage hall, socio-cultural activities, art gallery, exhibition hall, performing arts activities, small restaurant to the extent of 20 sq.m., allied users such as guest rooms, yoga centre.

- j) **Primary School -Secondary, Primary & pre-primary schools and allied activities.**
- k) **Secondary / High School – Junior college, secondary / high school and primary- pre-primary school & allied activities.**
- l) **Library – In addition to library, nursery school, balwadi.**
- m) **Health Centre / Hospital / Maternity Home / Dispensary – Any sort of medical facilities alongwith ancillary construction such as staff quarters, chemist shop, restaurant, ATM, PCO, cyber café of not more than 20 sq.m., etc. sleeping accommodation for guests in case of bigger hospitals of built up area not less than 2000 sq.m. may be permissible.**
- n) **Truck Terminus - In addition to minimum 60% area for parking of trucks, restaurant, hotel, motel, lodging facility for drivers, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, primary health centre / first aid centre, provision for loading-unloading.**
- o) **S.T. Stand and commercial uses -Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-use of the said Corporation permissible as per the Development Plan.**

Note:-

- 1) The permissible FSI for above uses shall be as that of residential zone, including premium FSI and loading of TDR, if not specified.
- 2) **Other reservations -** The reservations which have not appeared in the above list, may be allowed to be permitted to be developed for the compatible uses with the approval of the Director of Town Planning, Maharashtra State, Pune

25.15 ADDITIONAL USES:

The lists of uses mentioned under the various land use zoning herein above at regulation no.25.2 to 25.7 may be amended by the Metropolitan Commissioner from time to time, with the consent of Divisional Head of Town Planning Department

TABLE NO. 6 : SERVICE INDUSTRIES- SCHEDULE OF PERMISSIBLE SERVICE INDUSTRIAL USES IN RESEIDENTIAL ZONE (R-2), COMMERCIAL & INDUSTRIAL ZONES						
Sr.No.	Category of Industry	Classification & Special condition				
		Maximum Permissible Requirement	Power	Maximum Permissible Employment	Maximum Permissible Floor Area	Special Conditions If Any
1	2	3		4	5	6
I) Food Products						
1)	Manufacture of milk and dairy products such as butter and ghee	10HP		9 persons	50 sq.m.	--
2)	a) Rice huller	10 HP		9 persons	50 sq.m.	--
	b) Grain mill for production of flour	10 HP		9 persons	50 sq.m.	--
	c) Manufacture of supari and masala grinding (in separate building)	10 HP		9 persons	50 sq.m.	--
3)	d) Groundnut decorticator	10 HP		9 persons	50 sq.m.	--
	e) Baby oil expellers	10 HP		9 persons	50 sq.m.	--
	Manufacture of Bakery products with no floor above	10 HP		9 persons	57 sq.m.	i) Shall not be permitted under or above dwelling unit ii) Operation shall be permitted only between 8 hrs., and 20 hrs. iii) Fuel used shall be electricity gas or smokeless coal
4)	Coffee curing roasting and grinding	2 HP		9 persons	50 sq.m.	--
5)	Manufacture of Ice	45 HP		20 persons	250 sq.m.	--

6)	Sugar cane and fruit juice crushers	2 HP	9 persons	25 sq.m.	--
7)	Cold Storage	15 HP			
II) Beverages & Tobacco					
	Manufacture of Bidi	No Power to be used	No Limit	250 sq.m.	To be permitted
III) Textile and Textile Products					
8)	Handloom/ Power loom subject to a maximum of 4 looms	5 HP	9 persons	50 sq.m.	To be permitted in Residential Zone in area designated by the Metropolitan Commissioner
9)	Embroidery & Marking crape laces and fringes	5 HP	9 persons	50 sq.m.	--
10)	Manufacture of all type of textile, garments including wearing apparel	3 HP	9 persons	50 sq.m.	--
11)	Manufacture of made up textile goods such as curtains mosquito nets, mattresses bedding, materials, pillow cases, textile bags etc.,	3 HP	9 persons	50 sq.m.	--
IV) Wood Products & Furniture					
12)	Manufacture of wooden furniture and fixtures	7 HP	9 persons	50 sq.m.	i) Shall not be permitted under or adjoining a dwelling unit. ii) Operation shall be permitted only between 8 hrs. to 20 hrs.
13)	Manufactures of bamboo and cane furniture and fixtures	7 HP	9 persons	50 sq.m.	--
V) Paper Products & Printing					
14)	Manufacture of containers and boxes from paper pulp	5 HP	9 persons	50 sq.m.	Manufacture with paper pulp not permitted

TABLE No. 6—Contd.

15)	Printing and Publishing periodicals, books, journals, atlases, maps, envelop printing, picture post-cards embossing.	10 HP	9 persons	120 sq.m.	i) Shall not be permitted under or adjoining a dwelling unit ii) Operation shall be permitted between 8 hrs to 20 hrs iii) No restriction on power no. of employee's area of hours of operation shall apply if located in building in separate plot not less than 500 sq.m. Operation shall be permitted only between 8 hrs to 20 hrs. 120 sq.m.
16)	Engraving etching block marking etc.,	10 HP	9 persons	120 sq.m.	
17)	Book Binding	10 HP		9 persons	
VI) Leather Products					
18)	Manufacture of leather footwear	5 HP	9 persons	50 sq.m.	--
19)	Manufacture of wearing apparel like coats gloves etc.,	5 HP	9 persons	50 sq.m.	--
20)	Manufacture of leather consumer goods such as upholstery suitcases pocket book cigarette and key cases purses etc.	5 HP	9 persons	50 sq.m.	--
21)	Repair of footwear and other leather goods	5 HP	9 persons	50 sq.m.	--
VII) Rubber and Plastic Products					
22)	Retreading and Vulcanizing works	2 HP	9 persons	50 sq.m.	----
23)	Manufacture of rubber balloons	2 HP	9 persons	50 sq.m.	----
VIII) Metal Products					
24)	Tool sharpening and razor sharpening works	1 HP	9 persons	25 sq.m.	Operation shall be permitted only between 8 hrs. to 20 hrs.,

IX) Electrical Goods					
25)	Repair of household electrical appliances such as radio set, television set, tape recorders, refrigerators, heaters, irons, shavers, vacuum cleaners, air conditioners, washing machine, electric cooking ranges, motor rewinding works etc.,	3 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs.
X) Transport Equipment					
26)	a) Service of motor vehicles and motor cycles with no floor above	5 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs
	b) Repair of motor vehicles and motor cycles with no floor above	5 HP	9 persons	50 sq.m.	No spray painting permitted
	c) Battery charging and repair	5 HP	6 persons	25 sq.m.	--
27)	Repair of bicycles and cycle rickshaws	5 HP	6 persons	50 sq.m.	No spray painting permitted
XI) Other manufacturing and Repair Services					
28)	Manufacture of jewellery and related articles	3 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs.
29)	Repair of watch clock and jewellery	3 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs
30)	Manufacture of musical instrument and its repair	No power to be used	6 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs
31)	Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipments, optical glass grinding and repairs.	3 HP	9 persons	50 sq.m.	Operation shall be permitted only between 8 hrs to 20 hrs
32)	Petrol filling stations	10 HP	9 persons	i) 30.5 x 16.75 m ii) 33.5 x 30.5 m	Plot size (i) for filling stations without service bay and (ii) for filling stations with service bay

TABLE No. 6—Contd.

33)	Laundress laundry service and cleaning dyeing bleaching and dry cleaning	4 KW	9 persons	50 sq.m.	i) Cleaning and dyeing fluid shall not have flash point lower than 138 F. ii) Operation shall be permitted between 8 hrs to 20 hrs iii) Machinery having dry load capacity of 20KG and above
34)	Photo processing laboratories, Xeroxing photo copy videotaping and their repairing	5 HP	9 persons	50 sq.m.	Operation shall be permitted between 8 hrs to 20 hrs
35)	Ready Mix Concrete Plant	3.75 HP	9 persons	50 sq.m.	—
36)	Non-polluting, High Tech, High Value added Electronic Industries	—	9 persons	50 sq.m.	—

PART IV
GENERAL BUILDING REQUIREMENTS
SET BACKS, MARGINAL DISTANCES, HEIGHT, PERMISSIBLE FSI

26.0 GENERAL

Following regulations for congested area shall be applicable for the lands included in congested area as shown on the development plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hector, then all the regulations of non-congested area except FSI shall apply. In such cases FSI shall be as per Regulation No 26.1

26.1 REGULATION FOR CONGESTED AREA

26.1.1 Residential and mix user buildings -

a) Floor Space Index-

Maximum permissible FSI shall be 1.50 for purely residential building and in case of mix residential with commercial or other user, additional FSI, limited to 0.5 for non-residential user may be permitted.

b) Set back (Road side Margin/s)-

The minimum front set back from the existing or proposed road/s shall be as under:-

Table No. 7			
Sr. No.	Road width	For Purely Residential	For Mixed Users
(i)	For streets less than 7.5 m. in width	NIL	1.50 m. (for uses other than residential, fronting on road)
(ii)	For streets 7.5 m. to less than 12 m. in width	1.00 m.	2.00 m.
(iii)	For streets 12 m to less than 18 m. in width	1.50 m	2.50 m.
(iv)	For streets 18 m & above in width	2.00 m	3.00 m

No such setback shall be necessary for pathways provided as per Regulation No. 24.2(D)

c) Side & rear marginal distances shall be as below :-

Table No.8		
Residential Plot Area	Side	Rear
Upto 250 sq. m	0.00	1.00
Above 250 & upto 500 sq. m	1.00	1.00
Above 500 sq. m. & upto 1000 sq.m	2.00	2.00
Above 1000 sq.m.	As per Regulation No. 26.2	

Note :-

a) For lanes less than 4.5 m. in width, a setback of 2.25 m. shall be prescribed from the centre line of such lane. Streets less than 4.5 m. shall be treated as lanes only when they serve as access to the properties fronting on them.

b) Structural projections such as balconies, cornices, weather sheds, roof projections etc. shall be allowed in the setback distance prescribed above as per Regulation No. 26.8.

c) **Height-** Above set back and marginal distances shall be applicable for buildings less than 15 m. in height. Marginal distances shall be increased by 1m. for buildings having height 15 m. and more but less than 24 m. For building having height 24 m. and more, marginal distances shall be as per regulations of non-congested area.

d) Steps may be allowed within marginal distance

e) **Parking** -- parking shall be provided as per the provisions in Regulation No.42.0

26.1.2 Public semi-public, Educational, Medical, Institutional, Commercial, Mercantile and Other Buildings:

a) **Floor Space Index** - Maximum FSI permissible shall be 2.00.

b) **Marginal distances** - For these buildings marginal distances shall be 3 m. on all sides.

c) For buildings having height more than 15.00 m., regulations of non-congested area shall apply for front, side & rear marginal distances.

Provided that for buildings like cinema theatre, multiplex, assembly buildings, shopping malls, regulations prescribed in non-congested area, except FSI, shall apply.

26.1.3 Pathway for access to the internal building or interior part of the building, the pathway shall not be less than 3.0 mt. and shall be subject to provisions mentioned in Regulation No. 24.2(D).

26.1.4 If the width of property is less than 3.6 m. (12 ft), the entire ground floor shall be on stilts.

26.1.5 Front open space as prescribed by the Highway or any other rules shall be applicable if they are over and above as prescribed in these regulations.

26.2 REGULATION FOR OUTSIDE CONGESTED AREA.

26.2.1 Marginal Distances for Residential Buildings Height 16 mt. and Below.

The provisions for minimum marginal distances as given in Table No.9 shall apply for the residential buildings, residential with mix uses permissible in non-congested areas and ancillary residential buildings permissible in industrial zones having height upto 16 mt. and below.

Table No.9							
Sr. No.	Description of the road	Min Plot Size in Sq. m.	Min width of plot in meter	Min set back from road side in meter	Min. side margins in meter	Min. rear margins in meter	remarks
1	NH/SH	450	15	6.0m for NH and 4.5 m. SH or as specified by Highway rule whichever is more	3.0	3.0	--
2	MDR/ODR	450	15	4.5 m. or as specified by Highway rule whichever is more	3.0	3.0	--
3	Roads 24 meters and above	300	12	4.5	3.00	3.0	--
4	Roads of width below 24 mt and upto 18 mt.	250	10	3.00	3.00	3.0	--
5	Roads of width below 18 mt and upto 15 mt.	250	10	3.00	2.25	2.25	Side and rear margins in this row only for G+2 or stilt + 2 structure
6	Roads of width below 15 mt and above 9 mt.	150	8	3.00	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	--do-
7	Road of width upto 9 mt.	100	7	3.00	1.50 (in case of semi-detached building, only one side open space shall be permissible)	1.50	--do-

8	Row Housing on roads of 12 mt. and below	30 to 125	3.50	2.25	0.00 (In case of corner plot, 1.50 or building line of adjoining road whichever is more)	1.50	Side and rear margins in this row only for G+1 or stilt + 2 structure
9	Row Housing for EWS/LIG/SI um Up gradation etc. by public authority.	20 to 50	3.00	0.90 mt from pathway or 2.25 mt from road boundary	As per Sr.No.7 above	0.90m	Side and rear margins in this row only for G+1 or stilt + 1 structure

Note-

- (1) Higher height may be permitted subject to marginal distance mentioned in Regulation No. --- 26.2.4.
- (2) The minimum area of plots fronting on service roads along highways, shall be with reference to the width of service road.
- (3) For semidetached buildings, side margin shall be on one side only.
- (4) Row-housing plots at the junction of two roads shall be larger to maintain the setback from both roads. Not more than 12 and not less than 3 plots shall be allowed in each block of row housing. Each block shall be separated from the other by 6 m. road or 6 m. side margin distance of the plot or space including side marginal distance of the plot.
- (5) No garage shall be permitted in a building having stilt or basement provided for parking.
- (6) Construction of ottas, railings, barricades or supporting columns for canopy or porch shall not be allowed in front marginal distances. However, steps may be permitted within 1.2 m. from the building line. Also supporting columns for canopy or porch may be allowed within building line.
- (7) In no case ribbon development rules shall be relaxed without consent of the Highway Authority.
- (8) In case of special building as specified in Regulation No.6.2.2.g, marginal distances shall be as per said regulations.
- (9) The plot width to depth ratio shall be 1:1.5 to 1:2.5; as far as possible in case of plotted layout development permission.
- (10) In Public Housing Schemes for E.W.S. undertaken by government or semi-government organisations, marginal distances shall be as per their respective schemes and rules.
- (11) The front setback set-out in already approved and partially developed layouts / schemes, may be retained as per said approval, so as to maintain the building line.
- (12) The pattern of development like semi-detached, row housing, etc. in already approved layout shall be as per said approved layout.
- (13) Where commencement certificate is granted prior to publication of draft development plan and the said plot is affected by new road proposed in the development plan, then front margin stand relaxed to that extent.

26.2.2 Other Buildings: The Provision as given in Table No.9 a below shall apply for different categories of other buildings.

Table No.9a				
Sr. no.	Type of building	minimum road width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
1	Medical buildings			
	a) Hospital, Maternity Homes, Health Club, Public Semi-public buildings being special building	12 m.	6 m. on all sides	As per table no. 14
	b) Hospital, Maternity Homes, Health Club, Public Semi-public buildings not being special buildings	12 m.	Front margin as per Table no. 7 remaining sides 4.5 m.	As per table no. 14
	c) Clinics on plot upto area 300 sq.m.	9 m.	Front margin as per Table no. 7 other all sides 3.0 m.	
2	Educational buildings			
	a) Pre-primary School	6m.	As per Table No.7	As per table no. 14
	b) Primary School	9m.	4.5m. on all sides	
	c) Other Educational Buildings	12m.	6.0 m. on all sides	
3.	Cinema Theatre/ Drama Theatre/ Assembly Hall/ Multiplex / Shopping Malls	15 m.	Front – 12 m. (only on one major road) Remaining front and/or all sides 6 m.	construction of Cinema Theatre/Multiplex shall confirm to the provisions of Maharashtra Cinema (Regulations) Rules, 1966 as amended from time to time.
4.	Mangal Karyalaya like buildings	12 m.	--do--	-
5.	Petrol/Fuel Filling Stations with or without service bays	12 m.	6.0 m. on all sides.	i) Plot should not be located within the distance of 90 m. from any junction of roads having min. width

				<p>12 m. each. In case of 'T' junction, this restriction of 90 m. shall apply on a side where perpendicular road meets the junction..</p> <p>ii) Restrictions imposed by Ribbon Development Rules, IRC, MoRTH shall apply.</p> <p>iii) Petrol filling station shall not be sited on the convex side of a road curve. In case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of at least 90 m. and vice versa, a petrol station may be permitted on such a convex curve.</p>
6.	Mercantile/ Business/ hotel/ Commercial/ mix use with residential buildings.	12	Front 6.0 m. Side & rear 4.5 m.	<p>i) Shops may also be allowed fronting side and rear margins.</p> <p>ii) Minimum area of Shops shall be 6 Sq.mt with a minimum width of 2.00 mtr.</p>
7.	Stadium / Pavilion	12	6 m. on all sides	Covered portion shall not exceed 20% of plot area. The spectators' gallery of the stadium shall not be counted towards FSI. Shops below spectator's gallery may be permissible.

NOTE:

- In case of plots fronting on National Highway, State Highway and Major District Roads, the building line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- Side and rear marginal distances mentioned in above Table shall be subject to Regulation No.26.2.4, whichever is more.
- In case of special building as specified in Regulation No. 6.2.2(g), marginal distances shall be as per said regulations.

26.2.3 Characteristic Specified Areas -Notwithstanding anything contained in these regulations, Development Control Rules for Characteristic Specified Areas within NMA Area if any shall prevail

26.2.4 Marginal distances for Buildings of Higher Heights

The Requirement for front, rear and side marginal distances are as mentioned below shall apply for all buildings except the marginal distances specified in Table No.9. for the heights mentioned there in.

a) Front Margin Requirements - Subject to provision in Regulation No.26.5(a), minimum front margin required under this regulation shall be as given below.

- i) Height above 16 m. & upto 24 m. — 4.50 m. or as per Table No.9 whichever is maximum
- ii) Height above 24 m. & upto 37.5 m. — 6.00 m.
- iii) Height above 37.5 m. & upto 50.0 m. — 9.00 m.

b) Side or rear Marginal distances Requirements -

Table No. 10		
Sr. No.	Height of Building	Side / rear space requirement
1	Height specified in Table No.9 (16 mtr and below)	As per Table No.9
2	For height more than specified in Table No.9 Above 16 mtr)	H/4 subject to a minimum of 3.0 m for residential building, 4.5 m. for commercial building, and 6.0 m. for special building mentioned in Regulation No. 6.2.2.(g)
Where, H = height of building above average surrounding ground level.		

Provided that such marginal distance shall be subject to maximum of 16.0 mt. Provided also that, if the land owner wishes to keep higher margins, he may allow to do so.

Provided further that for calculating the marginal distances, the building height shall be exclusive of height of parking floors maximum upto 6.0 m.

c) Provision for Step Margin: - Step margins may be allowed to be provided on upper floor at height 24 m. and above to achieve required marginal distances as mentioned in these regulations subject to structural stability and fire protection norms as prescribed from time to time. If building height 24 m. and above minimum side margin at ground level shall be 7.5 m. and if building height 50 m. and above the minimum side margin shall be 9.00 m. In congested area minimum side margin at ground level shall be 6.00 m

d) The Distance between the two building -

The distance between two buildings shall be the side marginal distance required for the higher building between two adjoining buildings.

Provided where rooms do not derive light and ventilation from the exterior open space, the distance between the two buildings may be reduced by 1 m subject to a minimum of 3 m. (if necessary 6.0m. in case of special building) and a maximum of 8 m. No projections shall be permitted in this exterior space.

In case of group housing scheme or in housing scheme where building abuts on internal road or abut on recreational open space then in such cases the minimum 3.0 m. set back from internal road or distance between two buildings whichever is more shall be provided. For Development plan road or classified road or through road, passing through Group Housing Scheme, the setback as prescribed in the regulations shall be provided.

e) Buildings abutting Two or More Streets -

When a Building abuts two or more streets, the setbacks from the streets shall be such as if the building is fronting each such street.

26.3 PERMISSIBLE FSI

Permissible basic FSI, additional FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential, Commercial uses shall be as per the following Table No. 11

Table No. 11

Permissible basic FSI, FSI on payment of premium, Permissible TDR Loading on a plot in non-congested area for Residential, Commercial uses

Sr. No	Road width in meter	Basic FSI	Additional FSI on payment of premium	Maximum Permissible TDR Loading	Maximum Building potential on plot
1	2	3	4	5	6
1	Below 9.00 meter	1.1	--	--	1.10
2	9.00 meter and upto 12.00 meter	1.1	0.30	0.40	1.80
3	12.00 meter and upto 18.00 meter	1.1	0.30	0.65	2.05
4	18.00 meter and upto 24.00 meter	1.1	0.30	0.90	2.30
5	24.00 meter and upto 30.00 meter	1.1	0.30	1.15	2.55
6	30 meter & above	1.1	0.30	1.40	2.80

Note-

- For the other Non-Residential Buildings (except Residential and Residential with mix uses), the basic FSI for such type of buildings shall be 1.25.
- Additional FSI upto 0.20 on payment of premium shall be allowed for the redevelopment of Authorised Residential buildings on roads having width below 9 mt., subject to condition that the construction/redevelopment shall be allowed only if the building is more than 30 years old.
- Maximum permissible building potential on plot mentioned at column no.6 shall be exclusive of FSI allowed for Inclusive Housing as per Regulation No.37.0.
- The restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as, slum rehabilitation scheme, redevelopment of dangerous buildings, cluster development for core area, redevelopment of MHADA buildings, MRTs and BRTs routes, etc.

- v) The maximum limits of FSI prescribed above shall be applicable to fresh permission and also to an existing building which has not been granted full occupation certificate but subject to production of stability certificate from structural engineer in respect of such existing building. However, in no case the rights of the flat owner / unit holders shall be adversely affected.
- vi) **Premium** - Rate of premium for the additional FSI as mentioned in column no 4 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & Corporation respectively. The premium of the Government shall be deposited by the planning authority in a Government head account.
- vii) On request of Planning Authority, Government may vary the ratio of Additional FSI and TDR as mention in column 4 and 5 by issuing Directives.

26.4 INDUSTRIAL BUILDINGS

Minimum plot area, marginal space, Permissible FSI, Additional FSI with payment of premium for industrial building shall be as per the Table No. 12 given below:-

a) Minimum plot area, marginal space, Permissible FSI-

Table No. 12						
Sr. No.	Min. road width	Plot Size in sq.m.	Basic Permissible FSI	Additional FSI on payment of premium	Min. Front Margins	Min. Side & Rear Margins
1	2	3	4	5	6	7
1	12m.	Upto1000	1.10	0.30	4.50	3.00
2	12m.	1001 to 5000	1.10	0.30	9.00	6.00
3	12m.	5000 and above	1.10	0.30	12.00	9.00

Note-

- i) In case of plots fronting on National Highway, State Highway and Major District Roads, the building line / control line shall be as per Ribbon Development Rules as given in Table above, whichever is more.
- ii) Front, side and rear marginal open spaces shall be as per above Table.
- iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively for industrial buildings. The greater height may be permitted as per the requirement.
- iv) In addition of provisions of these regulations, regulations prescribed under Factory Act shall be applicable.
- v) **Premium** - Rate of premium for the additional FSI as mentioned in column no 5 above shall be decided by Government from time to time. The premium collected shall be shared 50:50 between State Government & Corporation respectively. The premium of the Government shall be deposited by the planning authority in a Government head account.
- vi) **Buffer zone**-For construction of industrial building, buffer zone of 23 m. wide shall be left from residential or incompatible zone, wherever necessary. Such buffer zone shall be part of sizable required recreational open space. Roads and marginal distance is may also be treated as a part of Buffer Zone. However, area of such buffer zone shall be counted in gross area for computation of FSI. Where green belt is shown in development plan between residential and industrial zone, area of such green belt shall be counted in gross area for calculation of FSI. Provided also that marginal distance for a building shall not be exclusive of buffer zone. The floor height for industrial building shall be as per requirement.

26.5 a) Height of Building-

- (i) Height of building is allowed to the extent that is required to consume the maximum building potential on plot as given in the table under regulation no. 26.1.1 & 26.3, subject to other restrictions as per these regulations and prior approval of Chief Fire Officer, if required under this regulation. In any case maximum height of building shall not exceeds 50 m.

Notwithstanding anything contained in these regulations, for the building having height 24.0 mtr and more, the minimum road width shall be 12.0 mtr. and for building having height equal to or more than 50.0 m., the minimum road width shall be 15.0 mtr.

Provided further that building of greater height above 50.0 m. may be allowed in consultation with Chief Fire Officer and subject to approval of High Rise Committee.

- (ii) If a building abuts on two or more streets of different widths, the height of building shall be regulated by the street of greater width.
- (iii) For building in the vicinity of aerodromes, the maximum height of such buildings shall be subject to values framed by the Civil Aviation Authorities or the development permission shall be considered only after applicant produces NOC from Air Port Authority.
- (iv) In addition to (iii) for Industrial Chimneys coming in the vicinity of aerodromes, it shall be of such height and character as prescribed by Civil Aviation Authorities and all Industrial Chimneys shall be of such character as prescribed by the Chief Inspector of Steam Boilers and Smoke Nuisance, and
- (v) Buildings intended for hazardous godowns storage of inflammable materials and storage of explosives shall be single storied structures only.

b) Height Exemptions-

The appurtenant structures such as roof tanks and their supports, ventilating, air-conditioning, lift rooms and similar service equipment, stair cover, chimneys and parapet walls and architectural features not exceeding 1.2 m. in height shall not be included in computation of height of building.

26.6 HIGH RISE COMMITTEE

It is mandatory for the Metropolitan Commissioner that, for the buildings **height 36 mt. and more**, the building approval proposal shall be cleared from the High Rise Committee. The High Rise Committee shall be constituted by the Commissioner. The structure of the Committee is as under. The decision of the high rise committee shall be binding on every owner/developer.

a) Constitution of the Committee -

Table No. 13		
S. No.	Members	Post
1	Additional /Deputy Commissioner of the concern Authority	Chairman
2	Assistant Director of Town Planning / Town planner of the concerned Branch	Member
3	Superintendent Engineer, Public Works Department, Govt. of Maharashtra or officer nominated by him not below the rank of Executive Engineer.	Member
4	Head of Department, Soil Mechanics, Govt. College of Engineering	Member
5	Head of Department Structural Engineering, College of Engineering in the vicinity	Member
6	Chief Fire Officer of the concerned authority or if not available then from Nagpur Municipal Corporation	Member
7	Deputy/Assistant Director of Town Planning of the concern Authority.	Member Secretary
8	Structural Engineer of the concerned project	Invitee

b) Building proposals to be referred to the Committee-

- All new building proposals where the height of the proposed buildings, exceeds 36 mt. shall be referred to the committee. Apart this, any new building proposal, in the opinion of the Commissioner, which inter alia involves major disturbance of and/or integrated to the existing natural land formation and profile as also substantial reclamation may also be referred to the Committee.
- It is mandatory for all the high rise buildings to comply with the structural design and stability and Fire Safety as mentioned in Part - XII and XIII.
- The Committee shall be of advisory nature and it will advise the Metropolitan Commissioner regarding the feasibility of development proposals considering the opinion of the expert members of the committee.
- In specific case, if the Chairman desires, any expert from other fields may be invited for the meeting of the Committee.

- v) The Corporation shall render necessary help for functioning of the Committee, provision of place for meetings, secretarial assistance, etc.
- vi) The non-official members of the Committee shall be paid honorarium as may decided by the Commissioner.
- vii) The Commissioner may levy additional scrutiny fee for such building proposals.
- viii) The Committee shall offer its remarks on the building proposal within a period 45 days from the date of receipt of the proposals.

26.7 INTERIOR AND EXTERIOR CHOWK-

(a) **Interior chowk** : Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 16 m. and for height more than 16 m., the interior open space shall not be less than $H/5$ m. x $H/5$ m. where H = height of highest wall of the chowk.

(b) **Exterior chowk** : The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 1.5 times the width for buildings upto 16 m. height and for height more than 16 m., the exterior open space shall not be less than $H/6$ m. x $H/6$ m. where H = height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

Provided that, Where only water closet, bathroom, combined bathroom and water closet abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft as given in Regulation No. 41.19 / Table No. 20.

26.8 PERMISSIBLE STRUCTURES / PROJECTIONS IN MARGINAL OPEN SPACES.

The following projections shall be permissible in marginal distances:

(a) **Projections into distances**:- Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof or weather shade more than 0.75 m. wide shall overhang or project over the said marginal distances so as to reduce the width to less than the minimum required. However, sloping/horizontal chajja provided over balcony/ gallery etc. may be permitted upto balcony projections at horizontal level, Cupboards as specified in Regulation No. 41.5.2.

(b) **A canopy** not exceeding 5m. in length and 2.5 m. in width in the form of cantilever and unenclosed over the main entrance providing a minimum clear height of 2.40 m. below the beam bottom of canopy. The canopy shall not have access from upper floors (above floors), for using as sitting out place. There shall be a minimum clearance of 1.5 m. between the plot boundaries and canopy. Provided that, more than one canopy may be allowed in case of special buildings, as per requirement.

(c) **A projection** of maximum 30 cm. on roof top terrace level may be allowed throughout the periphery of the building. In case of pitched roof projection of maximum 45 cm. at rooftop terrace level throughout periphery of the building shall be allowed.

d) **Accessory buildings**:- The following accessory buildings may be permitted in the marginal open spaces :-

- i) In an existing building where toilet is not provided, a single storeyed toilet subject to a maximum area of 4.0 sq. m. in the rear or side open space and at a distance of 7.5 m. from the road line or the front boundary and 1.5 m. from other boundaries may be permissible. The Commissioner may reduce 1.5 m. margin in exceptional cases to avoid hardship.

ii) Parking lock up garage not exceeding 2.4 m. in height shall be permissible in the rear corner of the plot with independent bungalow. Parking lock up garage when attached to main building shall be 7.5 m. away from the road line and shall be of such constructions giving fire resistance of 2 hours. The area of sanitary blocks and parking lock up garage shall be taken into account for the calculation of FSI.

iii) Suction tanks, soak pits, pump room, meter room, garbage shaft, space required for fire hydrants, electrical and water-fittings, water tanks, dustbins etc.

iv) One watchman's cabin / booth not more than 3 sq. m. in built up area having min. 1.20 m. width or diameter of cabin / booth.

Note :- When a building abuts falling on three or more roads then above mentioned user, except (iv), shall be permissible in front setback facing the smaller road of less important from traffic point of view.

e) **"Ramp" in basement** shall be allowed subject to 6.0 m. clear marginal distance for movement of fire fighting vehicle.

f) **Fire escape staircase** of single flight not less than 1.2 m.

g) **Staircase mid-landing** of 1.2 m. width with clear minimum headway of 2.1 m. below the mid-landing. However, clear distance from edge of landing to the plot boundary shall not be less than 1.8 mt.

h) **Supported double height terraces (within the building line)-**

Supported double height terraces (open terraces with railing having minimum height equal to two floors) within the building line, not exceeding 20% of the built up area of the same floor.

26.9 Exclusion of structures / projections for FSI calculation

- i) **Structures/ Projections /features / ornamental projection of glass façade** permitted in marginal open spaces as mentioned in Regulation No.26.8 (a),(b),(c),(d) (iii), (e), (f) , (h).
- ii) **Stilt / Multi-storeyed floors /podium/ basement** used as parking including passage therein.
- iii) **Areas covered by electric cabin, Porches, Entrance lobby / foyer, canopies, chajjas, cornice, weather shade, sun breaker, Air conditioning plant rooms, lift well and service floor of height not exceeding 1.8 m. for hospitals, shopping malls, plazas and Star category hotels (rating with three stars and above).**
- iv) **Area of structure for an effluent treatment plant** as required as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities.
- v) **Rockery, Well and well structures, plant, Nursery, Water pool platform around a tree, Fountain bench, Chabutara with open top and unenclosed sides, Ramps, Compound wall, Gate slide / swing, Steps outside the buildings, Domestic working place (open to sky), Overhead water tank on top of the building, Stair Case, Fire escape stair case, Balconies as specified in Regulation No. 41.14, and Refuge area for high rise buildings as specified in Regulation No. 41.27.**
- vi) **Telecommunication tower, antenna and allied activities.**
- vii) **Atrium in shopping malls, public buildings.**
- viii) **Open to sky swimming pool of the top terrace and top most podium.**

26.10 FSI of Green Belt / ROS along water bodies -

FSI of the green belt zone shown on the development plan may be allowed on remaining land of the owner by counting area of green belt in gross area of plot subject to condition that the area shall always be under tree cover. The owner shall plant trees in this area with proper planning at the rate of minimum 100 trees per hectare and should have been survived for atleast one year prior to issuance of occupation certificate.

Provided that, such FSI shall not be allowed if such green belt area is included in recreational open space to be left as per regulation no.24.3.6

26.11 Special Regulations for Nagpur Improvement Schemes - The improvement schemes by Public participation which are sanctioned by Government under the provisions of the Nagpur Improvement Act 1936 and which comes under the jurisdiction of the NMA area shall be valid and continue to be valid for the said purpose under the said Act. The Special Development Control Regulations for these schemes shall be as per the **Appendix M**.

Any changes/ Modifications /Amendments in the details layout or in the master plan shall be carried out by the Metropolitan Commissioner at their own level. However the Public Amenity/Public Utility Areas and their percentage as per original sanction shall not be changed while making Modifications /Amendments in the Schemes.

PART V
ADDITIONAL FSI IN CERTAIN CATEGORIES

27.0 GENERAL

Additional/higher Floor space index may be allowed in certain categories in non-congested area, except as otherwise specified, as mentioned in Regulation no 27.1 and subject to following conditions:

a) Permissible additional FSI for the buildings as mention in Table no 27.1 shall be the maximum permissible building potential according to road width as mention in column 6 of Table no.9 minus Basic FSI (column 3) .Such additional FSI shall be available for use for which additional FSI is granted only.

b) **Premium** – Premium for additional F.S.I. shall be per column 4 of the table. Rate of the premium is based on the land rate mentioned in ASR for respective S.No./CTS No. The premium collected shall be shared 50:50 between State Government & Corporation respectively. Premium to be paid to the Government shall be deposited in the concerned Account Head of Urban Development Department at Government Treasury by the Planning Authority. The percentage of premium shall be subject to the orders of the Government from time to time.

c) The additional FSI shall also be permissible to existing authorised users subject to structural stability.

d) The other conditions as mentioned in the Government Directives issued under section 154 of the M.R.& T.P.Act 1966 vide Resolution no TPS-1815/2647/CR-13/15/UD 13/Dared 14/03/2016 shall also be applicable.

e) If the owner / developer desire to avail such additional FSI in future for new buildings , then while seeking building permission at first instance, the building plan shall be submitted considering the Marginal distances as required for the height of buildings for such additional FSI. No condonation in the required open spaces, parking and other requirements in these regulations shall be allowed. However for the existing building proposals, such condition need not be insisted. But proposal shall be cleared only after strictly confirming structural and fire safety norms.

f) Exit Requirements, Requirements of Water Supply, Drainage and Sanitation Parking spaces requirements, Fire provision requirements shall conform the provisions as mentioned in these regulations

g) No amenity space shall require to be provided for the uses mentioned in Table No.14 except at Sr.No.(I).

Table No. 14

27.1 Permissible Marginal spaces, permissible basic FSI, Additional FSI for buildings in non-congested area

Categories of the other buildings	Basic FSI	Additional FSI	Rate of the Premium	Conditions if any,
1	2	3	4	5
A) Educational i) Pre-primary School, Nursery Kinder Garden and Special Educational Institute for Physically handicapped/Mentally ill.	As per Regulation No.26.3	Maximum building potential limit as per road width as mention in Regulation No 26.3/ Column 6 of Table No. 11 minus Basic FSI	10 %	i) The Educational Institute shall be of Government/Semi Government public authorities, Charitable Institutions or Private Institutions ii) Educational buildings shall not be permissible within 60 m. from the existing assembly building and 90 m. from the existing petrol pump. iii) Educational building shall only be permitted if 40% area is available for playground. However, this provision shall not be applicable to already approved existing building wherein construction of additional floor is proposed.
ii) Primary School	-- do --	-- do --	15 %	iv) No classroom shall admeasure less than 38 sq. m. with a minimum dimension of 5.50 m. The height of any classroom shall not be less than 3.60 m.
iii) Other Educational Buildings including boys / girls / youth hostels within 500 m. periphery from the recognised educational institution.	-- do --	-- do --	25 %	v) While granting Additional FSI to Educational Institutions offering primary and secondary education 5 % seats shall be reserved for admission for Government nominees. Deputy Director, Education Department shall be competent to decide such nominations. However, this condition shall not be applicable for Higher Education, Technical Education and Medical Education. vi) As and when required, some rooms of Educational Buildings shall be made available to the Government by the concerned institutions. vii) The Educational Institution shall maintain records regarding free / concessional education rendered to the needy persons, which shall be made available to the Director of School Education, Higher and Technical Education on demand. viii) The Director of School Education, Government of Maharashtra shall be the competent authority to monitor as to whether the Educational Institution is observing the terms and conditions referred to at (i) ,(ii) and (iii) above

				<p>and, in case of any breach thereof or in case the Education being rendered by the Educational Institution are not to the satisfaction of the said Department, the Director of School Education shall have the right to suitably penalise the Education Institution.</p> <p>ix) The Educational Institution shall file an undertaking that it shall abide by the above enumerated terms and conditions.</p> <p>x) Adequate Parking facilities as required per prevailing Development Control Regulation shall be provided.</p> <p>xi) While granting occupation certificate the Metropolitan Commissioner shall intimate to the Director of school Education for compliance of afore said condition along with copy of occupation certificate and plan.</p> <p>xii) Maximum of height of Educational building shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006</p>
B) Medical Institutions- Hospital, Maternity Homes, Health Club, buildings	-- do --	-- do --	<p>i) No premium for Government, Semi Government, public authorities' hospitals.</p> <p>ii) 25% for Charitable Institutions</p> <p>iii) 35% for private hospitals</p>	<p>i) The Medical Institutions of Government, Semi Government, public authorities, Charitable Institutions or private owner.</p> <p>ii) Free medical treatment to the extent of atleast 20% of the total number of beds shall be given to persons from Economically Weaker Sections of society or to persons below the poverty line. In addition, 10% of the total number of patients in OPD shall be provided treatment at concessional rates, viz. rates that are being charged in government hospitals. The Medical Institution shall furnish the requisite periodical statements to the Director of Health Services in this regard.</p> <p>iii) The Medical Institution shall maintain records regarding free/concessional medical treatment rendered to the needy persons, which shall be made available to the Director of Health Services on demand.</p> <p>vi) Any Special ward in the hospital building shall not admeasure less than 9.0. sq.m. in area with no side less than 3 m.</p> <p>v) Area of the general wards shall not admeasure less than 40 sq. m. with no side less than 5.5. m.</p> <p>vi) Every building shall have a refuge collection area of minimum 7.50 sq. m. size with cover on top and unclosed on at least three sides. The same shall</p>

TABLE No. 14—Contd.

				<p>not be allowed in marginal open spaces. Modern method of incineration of the refuse may be adopted.</p> <p>vii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p> <p>viii) The Director of Health Services, Government of Maharashtra shall be the Competent Authority to monitor as to whether the Medical Institution is observing the terms and conditions referred above and in case of any breach thereof or in case the medical services being rendered by the Medical Institution are not to the satisfaction of the Director of Health Services, the Director of Health Services shall have the right to suitably penalise the Medical Institution.</p> <p>ix) While granting occupation certificate the Metropolitan Commissioner shall intimate to the Director of Health Services, Government of Maharashtra for compliance of afore said condition along with copy of occupation certificate and plan.</p> <p>x) Maximum of height of building for hospitals, sanatorium and nursing homes, shall be as per The Maharashtra Fire protection and Life Safety Measure, Act, 2006.</p>
C) Institutional buildings / Nationalise banks / District banks / Central banks / Schedule banks / Co-operative banks	-- do --	-- do --	as above	<p>i) The institutional Buildings shall be of Government, Semi Government, public authorities or registered Charitable Institutions.</p> <p>ii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
D) Starred category hotels (two star and above)	-- do --	-- do --	<p>35% (up to four star)</p> <p>45 % (five star and above)</p>	<p>i) The star category hotels shall be constructed on independent plot.</p> <p>ii) Certificate from the Tourism Department, GOI shall be necessary.</p> <p>iii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p> <p>iv) While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government nominees free of cost. Provided that such rooms be reserved for a period of not exceeding thirty days in a</p>

				<p>calendar year in a particular hotel. The head of respective authorities shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned.</p> <p>v) While granting occupation certificate the Metropolitan Commissioner shall intimate to the Competent Authority for compliance of afore said condition along with copy of occupation certificate and plan.</p>
E) Buildings of Government and Semi-Government Offices, local authorities and Public Sector Undertakings:	-- do --	-- do --	No Premium for Buildings of Government and Semi-Government Offices, local authorities. For public sector building premium equal to 30%.	<p>i) The Metropolitan Commissioner with the previous approval of State Govt. may exceed the additional FSI.</p> <p>ii) Minimum and maximum height shall be 3.60 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>
F) Religious Building:	-- do --	-- do --	15%	<p>i) No Objection Certificate shall be obtained from concerned Police Authority and Collector before commencement of construction.</p> <p>ii) The additional FSI shall also be permissible to existing authorised religious users subject to structural stability.</p> <p>iii) The proposal shall be consistent with the Development Plan proposals.</p> <p>iv) Minimum and maximum height shall be 3.20 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement</p>
G) Yatri Niwas, Youth Hostel:-	-- do --	-- do --	15%	<p>i) The building shall be on independent plot having minimum plot area of 1000 sq.mt.</p> <p>ii) Minimum and maximum height shall be 3.00 m. & 4.2 m. respectively. The greater height may be permitted by the Authority as per the requirement.</p>

TABLE No. 14—Contd.

H)The Land in possession of Maharashtra State Road Transport Corporation	-- do --	-- do --	No premium	Out of total FSI, maximum 1.00 FSI shall be allowed to be developed for commercial use and remaining FSI shall be for the self-use of the said principal use. Appropriate land shall be kept open for parking of buses, movement of buses and passengers.
I)Basic shelter for urban poor and housing scheme developed for backward class of the society.	--do --	-- do --	No premium	<p>Any housing scheme undertaken by planning authority, government / semi government organisation, under the basic shelter for urban poor or similar programme / scheme of the Central / State Government, may be allowed FSI upto 2.5, subject to following conditions:-</p> <p>i) The said scheme shall be for EWS/LIG housing.</p> <p>ii) The scheme shall be implemented by the Municipal Corporation / Government/semi-Government Authority stipulated by the Government, from time to time.</p> <p>iii) The use of the land under the Scheme shall be in consonance with the proposals of the sanctioned development plan.</p> <p>iv) Total permissible floor space index for the scheme shall be 2.50 of the gross plot area (excluding the area affected by the D.P. Reservations).</p> <p>v) The entire 2.50 FSI as made permissible shall be utilised of the scheme only.</p> <p>vi) All the development plan reservations on the land under the scheme shall be developed by the said authority and the amenities thus created shall be handed over to the planning authority.</p>

27.2 ROAD WIDENING AND CONSTRUCTION OF NEW ROADS

The Metropolitan Commissioner may permit on the same plot, additional FSI of the area required for road widening or for construction of a new road proposed under the Development Plan, if the owner (including the lessee) of such land surrenders such land for road widening or construction of new road without claiming any monetary compensation in lieu thereof and hand over the same free of encumbrances to the satisfaction of the Metropolitan Commissioner. FSI generated against the surrender of land, shall be in proportion to the provisions mentioned in TDR Regulation and may be utilised on the remaining land. If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on remaining land. Such TDR shall be allowed to be utilised as a Development Rights in accordance with the rules regulating Transfer of Development Rights (TDR). Thereafter, the road shall be transferred in the city survey records/revenue records in the name of the Authority and shall vest in it becoming part of a public street.

27.3 Development / Redevelopment for construction of staff quarters of the State Government or its statutory bodies or Municipal Corporation.

27.3.1 Regulation for staff quarters of the State Government or its statutory bodies or Municipal Corporation on land belonging to such Authorities situate in developable zones such as Residential / Public Semi-public / Commercial Zones etc. except restricted zone such as Green Belt, Agricultural Zone, No development Zone, CRZ, etc.

27.3.2 The basic FSI specified in these regulations may be allowed to be exceeded as per following table on the gross plot area solely for the project of construction of staff quarters (herein after referred to as "staff quarter project") for the employees of the Government, or its statutory bodies or the Municipal Corporation (hereinafter collectively referred to as "User Authority"), on land belonging to such User Authority, by the PWD of the Government of Maharashtra or MHADA or Maharashtra Police Housing Corporation or Municipal Corporation or any other Public Agency nominated by the Government for this purpose, which also include any Special Purpose Vehicle, wherein the Government or a fully owned Company of the Government holds at least 51% equity share (hereinafter collectively referred to as "implementing Public Authority")

27.3.3	Road width and plot area	Maximum permissible FSI (Including basic FSI)
	12.00 mt. above	2.50

27.3.4 For the purpose of calculating the FSI, the entire area of the plot excluding area under Development Plan roads and Development Plan reservations, if any, shall be considered.

Provided that, the Development Plan reservations like Government Staff Quarters, Police Housing, Municipal Housing, Municipal Staff Quarters etc. on lands belonging to Government / Public Authorities / Local Authorities, shall not be excluded.

Provided further that, amalgamation of such Development Plan reservation/s with adjoining lands for the execution of project under this regulation, shall be permissible.

27.3.5 The total permissible FSI under this regulation shall be utilised for construction of staff quarters for the User Authority, subject to the following

- The area of staff quarters for various categories of employees shall be as per the norms prescribed by the concerned User Authority and in no case shall the area of staff quarters exceed the maximum limit of carpet area as prescribed therein.

ii-a) Metropolitan Commissioner may also permit upto $1/3^{rd}$ of the total permissible FSI under this regulation for construction of free sale area (hereinafter referred to as "free sale component") to be disposed of by the Implementing Public Authority as provided herein. The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by the Metropolitan Commissioner.

The free sale component may be utilised for commercial use as per potential of plot as decided by the following committee. The extent of commercial use, if required shall be decided by the said committee strictly within the limits as specified in these regulations

- 1) Metropolitan Commissioner – Chairman
- 2) Police Commissioner – Member
- 3) Collector of Concerned District – Member
- 4) Superintendent Engineer (PWD) – Member

ii-b) If the User Authority required construction of staff quarters to the extent of full permissible FSI, then the User Authority shall pay full cost of construction + 5% of construction cost as establishment charges to the Implementing Public Authority.

ii-c) The flats constructed under the free sale component shall be first offered to the Central Government, its statutory bodies, Central /State PSUs for purchase as staff quarters and if the Central Government or its statutory Bodies or Central /State PSUs do not indicate willingness to purchase the same within the prescribed time limit, such flats shall be sold in open market.

27.3.6 i) Notwithstanding anything contained in these regulations, no amount shall be charged towards Premium, Scrutiny Fee etc., for the projects proposed under this regulation.

ii) The provisions of Inclusive Housing, mentioned in these regulations, shall not be applicable for development under this regulation.

27.3.7 For any staff quarters project under this regulations, a development agreement shall be executed between the User Authority and the Implementing Public Authority, which, inter alia, shall authorise the Implementing Authority to dispose of the flats constructed under the free sale component of the project, wherever applicable. Such development agreement shall contain the details regarding the modalities and conditions of transferring such quarters (whether free of cost or on payment/ receipt of certain amount by the User Authority) to the user authority and also conditions modalities of disposing of the flats under the free sale components by the Implementing Public Authority.

27.4 Development/ Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA):-

- 1) The FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 2.50 on the gross plot area and at least 60% built-up area in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.
- 2) For redevelopment of existing housing schemes of MHADA, containing (i) EWS/LIG and/or (ii) MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 2.50 on the gross plot area (exclusive of the Fungible FSI).

2.1) Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-

A) Rehabilitation Area Entitlement:

- i) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of -
- a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 300 sq.ft. and
 - b) an additional entitlement governed by the size of the plot under redevelopment, in accordance with the Table No. 15A below:-

Table No. 15A	
Area of the Plot under Redevelopment	Additional Entitlement (As % of the Carpet Area of the Existing Tenement)
Upto 4000 sq.m.	Nil
Above 4000 sq.m. to 2 hect.	15%
Above 2 hect to 5 hect.	25%
Above 5 hect to 10 hect.	35%
Above 10 hect.	45%

Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed limit for MIG category by the Govt. as applicable on the date of approval of the redevelopment project. Provided further that the entitlement of rehabilitation area as admissible under this regulation shall be exclusive of the area of balcony.

- ii) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial/amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.

B) Incentive FSI- Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (a) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs./Sq.m. of the plot under redevelopment as per the Annual Statements of Rates (ASR) and Rate of Construction (RC)* in Rs./Sq.m. applicable to the area as per the ASR and shall be as given in the Table No.15B below:-

Table No. 15B	
Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 6.00	40%
Above 4.00 and upto 6.00	50%
Above 2.00 and upto 4.00	60%
Upto 2.00	70%

Explanation:-

* RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statements of Rates.

Provided that the above incentive shall be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.

Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.

Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the authority competent to approve it.

C) Sharing of the Balance FSI:-

The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (a) and (b) above respectively, shall be shared between the Co-operative Housing Society and MHADA in the form of built-up area, as given in Table No. 15C below and the share of MHADA shall be handed over to MHADA free of cost.

Table No. 15C		
Basic Ratio (LR/CR)	Sharing of balance FSI	
	Share of Co-operative Society	Share of MHADA
Above 6.00	30%	70%
Above 4.00 and upto 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

2.2) Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by the MHADA alongwith the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:

A) **Rehabilitation Area Entitlement:** The Rehabilitation Area Entitlement shall be increased by 10% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.

B) **Incentive FSI:** Incentive FSI shall be the same as in (B) of 2.1 above.

C) **Sharing of the balance FSI:** Sharing of the balance FSI shall be the same as in FAÇADE of 2.1.

3) For the purpose of calculating the FSI, the entire area of the layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS/LIG categories, the prevailing Regulations of the DCR shall apply.

Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.

4) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

- 5) a) For providing the requisite infrastructure for the increased population, an infrastructure charge at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible FSI) granted over and above the normal FSI admissible for the redevelopment schemes. 50% of the Infrastructure Charge levied and collected by MHADA shall be transferred to the Authority for developing necessary off site infrastructure.
- b) No premium shall be charged for the FSI admissible as per the prevailing regulations
- (i) Construction of EWS/LIG and MIG tenements by MHADA on a vacant plot, or(ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or (iii) for rehabilitation component of a redevelopment project.
- 6) Notwithstanding anything contained in these Regulations, the relaxation incorporated in the prevailing Regulation shall apply to the Housing Schemes under this Regulation for tenements under EWS/LIG and MIG categories. However, the front open space shall not be less than 3.6m.
- 7) a) In any Redevelopment Scheme where the Co-operative Housing Society Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 9A of the MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the not co-operative members.
- b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Co-operative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.
- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.

27.5 REDEVELOPMENT OF EXISTING BUILDINGS BELONGING TO EWS / LIG GROUPS.

Reconstruction / Redevelopment of existing buildings of EWS / LIG undertaken by landlord and / or co-operative housing societies and / or occupiers having carpet area of all tenements less than the EWS / LIG norms prescribed by MHADA, which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared unsafe by or under a lawful order of the Metropolitan Commissioner, shall be allowed *subject to following conditions*

- 1) FSI to be allowed for such redevelopment proposal shall be base FSI permissible under these regulations or the FSI consumed by the existing authorized building whichever is more. In addition to this minimum 10 sq. mt. built up area per Residential flat shall be allowed as incentive to the owner excluding bungalow.

- 2) All the occupants of the old building shall be re-accommodated in the redeveloped building.
- 3) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.
- 4) The Committee comprises of Metropolitan Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Joint Director, Town Planning, Chief Fire Officer, and the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is "dangerous or dilapidated or Unsafe"
- 5) Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control regulations.

27.6 REDEVELOPMENT OF OLD DILAPIDATED/DANGEROUS BUILDINGS

Reconstruction / Redevelopment in whole or in part of any tenanted building which existed prior to these regulations which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or Unsafe by or under a lawful order of the Metropolitan Commissioner, shall be allowed subject to following conditions.

a) Redevelopment of **tenanted** building undertaken by landlord and / or co-operative housing societies of landlord and / or occupiers shall be allowed, with an FSI equivalent to the **Rehab Area plus 50% incentive FSI of the rehab area. Provided that Rehab Area will be the authorisedly utilised Area or 27.87 sq.mt. per tenement whichever is more.**

However as per the road width if the potential of the **Plot** is more than what is mention above, **then** the balance **potential** available on plot after deducting rehab and incentive FSI may be allowed to be utilized to that extent by the way of TDR or Additional FSI on payment of premium if any.

(b) All the **certified tenants** of the old building shall be re-accommodated in the redeveloped building. Each **tenant** shall be rehabilitated and given free of cost the carpet area occupied by him for residential purpose in the old building subject to the minimum carpet area of **27.87sq. mt.** or existing carpet area whichever is more **subject to** maximum carpet area upto 70 sqmt. (753 sqft.) . In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.

Provided that if the carpet area under Residential use exceeds 70 sq.mt., the cost of construction for **Area exceeding 70 sq.mt.** shall be paid by tenant / occupant to the developer. The cost of construction shall be as per the ready reckoner rate of that year. The carpet area exceeding 70 sq.mt. shall be considered for rehab FSI but shall not be consider for incentive FSI.

(c) In case of fire gutted buildings the conditions of more than 30 years age of buildings shall not be made applicable, provided the structural stability certificate from nearest Govt. Engineering College shall be necessary.

(d) The Committee comprises of Metropolitan Commissioner, Superintending Engineer, Public Works Department, State of Maharashtra, Joint Director, Town Planning, Chief Fire Officer, and

the Head of department structural Engineering of Government Engineering College shall be set-up to decide whether the building is "dangerous or dilapidated or unsafe".

Note:-

- (1) For the purpose of deciding authenticity of the structure if the approved plans of existing structure are not available, the Metropolitan Commissioner shall consider other evidences such as Assessment Record or City Survey Record or Sanad.
- (2) In case where there are number of buildings. on plot, in such cases, equivalent land component of the buildings which is declared unsafe shall be worked out and incentive FSI shall be based on such land component.
- (3) Reconstruction of the building on the plot shall conform to the provisions of the sanctioned Development Plan and sanctioned Development Control Regulations.
- (4) The new building may be permitted to be reconstructed in pursuance of an agreement to be executed on stamp paper by atleast 70 percent of the landlord / occupants in the original building, within the meaning of the Bombay Rents, Hotel and Lodging House Rents Control Act, 1947 or Apartment Act and its related provision and in such agreement provision for accommodation for all occupants in the new building on agreed terms shall be made and a copy of such agreement shall be deposited with the Authority before commencement or undertaking reconstruction of the new buildings.
- (5) The carpet area of part or parts of the new building intended to be used as non-residential use shall not exceed the carpet area of part or parts of the original building so used
- (6) No new tenancy shall be created
- (7) An amount as may be decided by the Government shall be paid by the Owner /Developer / Society as additional Development Cess for the built up area over and above the Base FSI. A corpus fund as decided by the Metropolitan Commissioner is to be created by the Developer which will take care of the maintenance of the building for a period of 10 years.

27.7 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT

Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No. ITP 2013/CR-265/IND-2 dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification _No. TPB 4316/CR-167/2016/(3)/UD-11/dated 15th July, 2016 and amended time to time which are mention below..

- 1) The Metropolitan Commissioner may permit additional FSI upto 200 % over and above the basic permissible F.S.I. to all registered Public and Private IT/ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential / Industrial/No Development/ Green/Agriculture Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for Pune, Pimpri-Chinchwad, Navi Mumbai Notified Area, Municipal Corporations in Mumbai Metropolitan Region and 10% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for other Municipal Corporations.

In case of the Navi Mumbai Notified Area, the CIDCO as land owner may recover lease premium for additional F.S.I. if applicable under land disposal policy of CIDCO.

Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 meters width.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)

2) No premium shall be chargeable in Municipal Corporation areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the " Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State).

3) The total maximum permissible F.S.I. shall not exceed limit of 3.00.

4) Maximum 40% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks in Municipal Corporations which are not covered under Serial No.4 above and remaining built-up area shall be utilized for IT/ITES.

5) New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.

6) Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries;

Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.

Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.

7) Permission for erecting towers and antenna upto height permitted by the Civil Aviation Department shall be granted by the Commissioner as per the procedure followed for development permission or otherwise as may be decided by the Government.

8) While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.

9) The sanctioned existing regulations in respect of I.T. Establishments, are proposed to be replaced suitably and for the Planning Authorities, which have no provisions in respect of I.T. Establishments, these regulations shall be proposed to be inserted as new regulations.

10) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of plot/land upto 2.00 Hect. for IT/ITES.

11) Notwithstanding anything mentioned in these Regulations, special provisions mentioned in the existing Regulations of respective Planning Authority, which areas are not covered under these regulations shall continue to prevail unless otherwise specified.

12) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.

If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities / any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1.

a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park.

b)) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.

c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.

After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the private IT Park fails to pay penalty and / or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.

27.8 REGULATION FOR DEVELOPMENT OF BIOTECHNOLOGY PARKS

A. DEFINITION-

The Biotechnology Units/ Parks shall mean Biotechnology units/ parks which are certified by the Development Commissioner (Industries) or any officer authorised by him in his behalf. The Biotechnology Park and unit/units outside park shall have minimum land area of 2 acres or 20000 sq.ft. built up area. The said requirement of 20000 sq.ft. shall be as per normal permissible FSI and without considering permissible additional FSI/ TDR/ Free of FSI area.

B. BIOTECHNOLOGY UNITS/ PARKS TO BE ALLOWED IN INDUSTRIAL ZONE-

Biotechnology Units/Parks shall be permitted in Industrial Zone on all plots fronting on roads having width more than 12 meter.

C. BIOTECHNOLOGY UNITS/PARK TO BE ALLOWED IN NO DEVELOPMENT ZONE EARMARKED IN THE DEVELOPMENT PLAN.

Biotechnology Units/Parks shall be permitted in No Development Zone subject to following conditions:-

- i) Maximum FSI limit shall be 0.20 and as far as possible the development shall be at one place of the total land.
- ii) The ground coverage shall not exceed 10% of the area of the plot.
- iii) Tree plantation shall be done at the rate of 500 Trees/Ha on the remaining land excluding the built up area and the surrounding open space/utility space.
- iv) The maximum height of buildings shall not exceed 24 mt.
- v) Essential residential development for the staff/ officer's accommodation shall be permitted upto the extent of 33% of the permissible built up area.
- vi) These users shall be permitted in No Development Zone, within a distance of 3 km. from the adjoining developable zone.
- vii) Development in plots affected by CRZ area shall be permissible subject to the notification issued by MOEF regarding CRZ.

D.ADDITIONAL FSI TO BIOTECHNOLOGY UNITS / PARK

Subject to approval by Director of Industries, the Commissioner/ Commissioner/ Competent Planning Authority or as the case may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI (including for Biotechnology Units/Park located in No Development Zone proposed in the Development Plan) for biotechnology units/parks subject to following conditions:-

- i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking space) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Department. No. BTP 2008/CR-1608/Ind-2, dated 10/2/09.
- ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulation of environment.
- iii) Parking spaces, as per the provision of Development Control Regulation shall be provided subject to minimum requirement of one parking space per 100 sq.mt. built up area.
- iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner.
- v) 25% of the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said Authority.
- vi) The premium so collected by the Planning Authorities shall be primarily used for development of offsite infrastructure required for the Biotechnology Parks.
- vii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning

Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority.

viii) No condonation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.

ix) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the said resolution

PART VI SPECIAL SCHEMES, AND THEIR REGULATIONS

28.0 INTEGRATED TOWNSHIP POLICY:-

Integrated Townships Policy shall be allowed to be developed in NMRDA Area as per Government Notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 09/11/2016 sanctions for Regional Plan Nagpur.

29.0 TOURISM DEVELOPMENT ACTIVITIES

The Metropolitan Commissioner may allow the development of tourism activities in Agriculture /Green Zone/ No Development Zone and other developable zone, as per following terms & conditions-

1) General Conditions –

Where the lands are located in unique/picturesque area, particularly suitable for development of tourism in view of existing water body, scenic beauty, tree plantation or geological formation etc. such area can be specified as Tourism Development Zone on request of land owner. The minimum area of such site, however, shall not be less than 1.00Ha. Tourism Development Zone can be developed by individual or company or partnership firm or Government / Semi-government Organizations / Corporations.

On the request of owner/applicant, Tourism Development Zone shall be identified by the following Committee taking into consideration the location of area and its surrounding –

Constitution of committee -

Sr. No.	Name	Position
i	Metropolitan Commissioner	Chairman
ii	Regional officer MTDC	Member
iii	Environmentalist to be appointed by Metropolitan Commissioner	Member
iv	District Head of Town Planning Department	Member
v	Deputy / Assistant Director of Town Planning, / City Engineer / Head of Planning Department, Municipal Corporation	Member Secretary

This Committee may be called "Tourism Development Zone Committee" (TDZC). The tenure of the member at Sr.No.3 shall be of 3 years; however, the same person shall be eligible for reappointment as a member.

2) Condition for development

- i) Maximum permissible FSI on the land situated in agriculture / green zone/ no development zone identified for Tourism development zone shall be 0.25 of net plot area.

Provided that, Tourism Development Zone as identified in Developable Zone shall be granted FSI as permissible for that zone in these DCR.

- ii) The uses like resort, Holiday camp, recreational activities, amusement park, may be permitted in this zone.

- iii) If the site is located adjacent to forts, archaeological and historical monuments, the development shall be governed by the rules prescribed by the archaeological department.
- iv) No development shall be permissible within 500 m. from full reservoir level (FRL) of the irrigation projects on the upstream side and within such distance as may be prescribed under river zone management guidelines on the down-stream side, except for existing congested area (gaathan) and its 100 m. Periphery and except for the purpose of restoration, conservation, improvement, maintenance and management of the places of recreational and tourism value and projects.
- v) If the site is located near natural lakes, then, development shall be governed by the following

Distance from high flood line (HFL) / full storage level (FSL)	Development to be allowed
Upto 100 m.	Not permissible
Above 100 mtr. to 300 m.	Ground floor structure with maximum height of 5 mtr.
Above 300 mtr to 500 m.	G+1 storey structure with maximum height of 9 m.
Above 500 mtr.	Within permissible FSI and subject to other regulations

vi) No subdivision of land shall be allowed and structure to be constructed shall not allowed to be sold and condition to that effect shall be stamped on the approved plan.

vii) the land should have approach of minimum 9 m. wide road.

3) Infrastructural Facilities – All the infrastructural facilities required in site as specified by Metropolitan Commissioner and also as suggested by Tourism Development Zone Committee shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and solid waste shall be made to the satisfaction of Metropolitan Commissioner. No untreated effluent shall be allowed to pass into any watercourse. However, no effluent shall be allowed to pass into natural water body.

4) Environment & Education – Places where rare species of migratory birds are known to visit and where there is a heritage of flora & fauna shall be given preference for development as Tourism Development Zone. Efforts should be made for creating environmental awareness among the local population & especially among school going children in nearby area

30.0 CONSERVATION OF HERITAGE BUILDINGS / PRECINCTS / NATURAL FEATURES

30.1 Applicability:

This regulation will apply to those buildings, artefacts, structures, areas and precincts of historic and/or architectural and /or cultural significance (hereinafter as 'Listed Buildings/Heritage Buildings and listed precincts/Heritage precincts') and those natural features of environmental significance including scared graves, hills, hillocks, water bodies (and the areas adjoining the same) etc.

30.2 Preparation of list of Heritage Buildings, Heritage Precincts and Natural Features.

The Metropolitan Commissioner in consultation with Heritage Conservation Committee, shall prepare list of buildings, artefacts, areas and precincts of historic and /or cultural significance and the list of those natural features of environmental significance including sacred graves, hills, hillocks, water bodies (and areas adjoining the same) etc. to which this regulation applies.

Whenever such list is to be prepared independently or required to be amended, it shall not be necessary to follow the procedure under Section 37 of Maharashtra Regional and Town Planning Act of 1966. The procedure as laid down in this regulation shall be followed.

The Metropolitan Commissioner shall issue public notice in the local newspapers declaring his intention to include the buildings, artefacts, areas and precincts of historic and /or cultural significance and the list of natural features of environmental significance, including sacred graves, hills, hillocks, water bodies etc. and invite objections and suggestions from any person in respect of the proposed inclusion within a period of 30 days from the date of such notice.

The Metropolitan Commissioner shall issue notice to the owner of the buildings, artefacts, areas and precincts of historic and/or cultural significance etc. and invite objections and suggestions from such person in respect of proposed inclusion within 30 days from the date of such notice.

The Metropolitan Commissioner on respect of any objections or suggestions shall decide the same after giving hearing to the objector.

Provided that, the Metropolitan Commissioner may supplement or amend the list from time to time either suo-moto or on the advice of the Heritage Committee after following the procedure as described above.

Provided further that, any draft list published as above, shall be the part these regulations after sanction by the Government.

30.3 Restriction on development, Redevelopment/repairs etc.

No development or redevelopment or engineering operations or addition, repairs renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings, or listed precincts or listed natural features shall be allowed except with the prior written permission of the Metropolitan Commissioner. Before granting any such permission, the Metropolitan Commissioner shall consult the Heritage Conservation Committee to be appointed by the State Government (hereinafter referred to as 'the said Heritage Conservation Committee') and shall act on the advice of the Heritage Conservation Committee.

Provided that before granting any permission for demolition or major alterations/addition to listed buildings (or buildings within listed precincts) objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.

Provided that, in exceptional cases for reasons to be recorded in writing the Metropolitan Commissioner may overrule the advice of the Heritage Conservation Committee.

Provided further that, the power to overrule the advice of the Heritage Conservation Committee shall not be delegated by the Metropolitan Commissioner to any other officer.

If the application for development, alteration, modification of the Heritage precincts or listed building is rejected under this regulation or while granting such permission any conditions are imposed on the owner which deprives him to use the FSI, the said owner shall be compensated by grant of Development Right Certificate

30.4 Incentive uses for Heritage Buildings.

After the commencement of this Regulation, the Heritage Precincts or the Listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of the Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner /owners agree to maintain the listed Heritage Building as it is in the existing stage and to preserve its heritage with due repairs, the owner/owners may be allowed with the approval of the Heritage Conservation Committee to convert part of the whole of the non-commercial area to commercial /office use. Provided that, if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the Metropolitan Commissioner shall withdraw the permission forthwith.

30.5 Grant of Transferable Development Rights to owners/lessees of heritage buildings/heritage precincts.

If the owner is deprived of using FSI on the said plot or development permission is granted to him with conditions which deprive him of use of FSI, then he shall be entitled for TDR as decided by the Commissioner in consultation of Heritage Conservation Committee. The utilisation of this TDR shall be as per TDR Regulation.

30.6 Maintaining Skyline

Building included in heritage precincts shall maintain the skyline in the precincts (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of the said heritage buildings/heritage precincts. The development within the precincts shall be in accordance with the guidelines framed by the Metropolitan Commissioner on the advice of the Heritage Conservation Committee.

30.7 Restrictive Covenants

Regulations existing as on date of this Regulation imposed under covenants terms and conditions, on the leasehold plots either by State Government or by the Municipal Corporation shall continue to be imposed, in addition to the Development Control and Promotion Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation and the said Development Control and Promotion Regulations, this regulation shall prevail.

30.8 Grading of the listed buildings/Listed Precincts.

The Metropolitan Commissioner shall classify the Heritage Precincts, Heritage Buildings in "Grades" such as (I), (II), (III). The meaning of these grades and basic guidelines for development permissions are as follows:

Grade-I	Grade-II	Grade-III
(A) Definitions		
Heritage Grade-I comprises Buildings and precincts of National or Historic importance, excellence in architectural style, design technology and material usage and/or aesthetics; associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks	Heritage Grade -II (A and B) comprises buildings and precincts of Regional importance, possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale than Heritage Grade- I. They are local landmarks, which contribute to the image and	Heritage Grade -III comprises buildings and precincts of local importance for townscape, they evoke architectural, aesthetic, or sociological interest though not as in Heritage Grade -II. These contribute to determine the character of the locality and can be representative of life-style of a particular

of the city and of National importance.	identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.	community or region and, may also be distinguished by setting on a street line or special character of the façade and uniformity of height width and scale.
(B) Objective		
Heritage Grade-I richly deserves careful preservation.	Heritage Grade-II deserves intelligent conservation.	Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes.)
(C) Scope for Change		
No interventions be permitted either on exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part of features thereof. For this purpose absolutely essential and minimum changes would be allowed and they must be in accordance with the original.	<p>Grade-II (A) Internal changes and adaptive reuse and external changes may by and large be allowed but subject to strict scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in 'Heritage Grade-II</p> <p>Grade-II (B) In addition to the above, extension of Additional building in the same plot or compound, in certain circumstances be allowed, provided that, the extension/additional building is in harmony with (and does not detract from) the existing heritage buildings or precincts especially in terms of height, and facade.</p>	External, internal changes and adaptive reuse would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However any changes should be such that they do not detract from the existing heritage building/ precinct.
(D) Procedure		
Development permission for the changes would be given by the Commissioner on the advice of the Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Commissioner on the advice of Heritage Conservation Committee.	Development permission for the changes / additional construction would be given by the Commissioner on the advice of the Heritage Conservation Committee.

(E) Vistas/ Surrounding Development		
All developments in areas surrounding Heritage Grade-I shall be regulated and controlled by ensuring that it does not mar the grandeur of or view from Heritage Grade-I		

30.9 Signs and outdoor display structures

No display or advertising signs and outdoor display structures on listed buildings and or the heritage precincts shall be permitted except in accordance with Part X- (Signs and outdoor display structures) National Building Code of India, with prior approval of Heritage Conservation Committee.

i) Prohibition of advertising signs and outdoor display structure in certain cases :

Notwithstanding the provisions mentioned above no advertising sign or outdoor display structures shall be permitted on buildings of architectural aesthetic historic or heritage importance as may be decided by the Metropolitan Commissioner, or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted if they relate to the activities for the said buildings' own purposes or related programs.

Providing that as advertising or display structures shall be permitted in listed natural features.

Provided further that, if the Heritage Conservation Committee so advises, the Metropolitan Commissioner may add, alter or amend the above provision.

30.10 Composition of Heritage Conservation Committee.

There shall be Heritage Conservation Committee for the City. This Committee shall be nominated by the State Government. The committee shall comprise of the following members:

1	Member having knowledge of architecture, art, conservation as Expert member with relevant experience, being a retired Secretary to the State Government, or retired Metropolitan Commissioner or retired Divisional Commissioner or a Heritage Conservation expert, having 15 years' experience. or as nominated by State Government	Chairman
2	Eminent Structural Engineer having experience of ten years in the field of conservation and having membership of the Institute of Engineers.	1 member
3	Eminent Architect / Urban Designer / Heritage Conservation Architect having 10 years' experience in conservation architecture and membership of the Council of Architecture.	1 member
4	Environmentalist having in-depth knowledge and experience of 10 years in the subject matter.	1 member
5	Expert in the field on History, having 10 years' experience in the Field.	1 member
6	Representative of NGO with proven Experience in heritage conservation.	1 member
7	Representative of the Department of Archaeology, Government of Maharashtra.	1 Member
8	Representative of Archaeological Survey of India.	1 Member

9	Head of the Concerned Branch Office of Town Planning Department.	Member
10	Head of Department of Town Planning of concerned Municipal Corporation.	Member Secretary.

- i) The Committee shall have the powers to co-opt up to three additional members who may have lesser experience, but who have special knowledge of the subject. Provided that additional members may be co-opted for special purpose or on sub-committees of the Heritage Conservation Committee.
- ii) The tenure of the Members of Category 1 to 6 above shall change after three years, provided however that the same person shall be eligible for reappointment as Member.
- iii) The Heritage Committee shall come into existence with effect from the date of its publication in the Official Gazette.
- iv) No act of the committee done in good faith shall be deemed to be invalid by reason only of some defect subsequently discovered in the Organization of the Committee or in the Constitution of the Committee or in appointment of the Member or on the ground that such member was disqualified for being appointed.
- v) The Chairman and in his absence the Vice-Chairman of the Committee shall preside over the meetings of the Committee

The Terms of reference of the Committee shall be inter alia.

- (i) To advise the Metropolitan Commissioner whether development permission should be granted under this Regulation and the conditions of such permission.
- (ii) To prepare a list or supplementary list of building artefacts, structures, areas precincts of historic aesthetic architectural cultural significance and a supplementary list of natural features of environmental significance including scared groves, hills, hillocks etc. water bodies (and the areas adjoining the same) to which this regulation would apply.
- (iii) To advise whether any relaxation, modification, alteration, or variance of any of the Development Control and Promotion Regulations is called for.
- (iv) To suggest amendments, changes or special regulations or modification to regulations for listed buildings and the heritage precincts regulated under these regulations and to advise the Metropolitan Commissioner regarding the same.
- (v) To advise on the extent of Development Rights to be granted to the owners of listed Building of the Heritage Precincts.
- (vi) To advise whether development Rights Certificates may be allowed to be consumed in a heritage precinct.
- (vii) To advise whether to allow commercial /office user of any listed building of Heritage Precincts and when to terminate the same.
- (viii) To advise the Commissioner to regulate erection of outside advertisement/bill boards.
- (ix) To recommend to the Commissioner guidelines to be adopted by those private parties who sponsor beautification schemes at public intersection and elsewhere.
- (x) To recommend to the Commissioner to evaluate the cost of repairs to be given to the owners to bring the existing building back to the original condition. For this purpose the Committee may also try to help the Metropolitan Commissioner to raise funds through private sources.
- (xi) To prepare special designs and elements and guidelines for listed buildings and control of height and essential façade characteristics such as maintenance of the buildings and to suggest suitable design adopting new materials for replacements keeping the old form intact to the extent possible.

- (xii) To prepare guideline relating to design elements and conservation principles to be adhered to and to prepare other guideline for the purpose of this regulation.
- (xiii) To advice the Metropolitan Commissioner on any other issue as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage/environmental conservation.

30.11 POWER TO ALTER, MODIFY OR RELAX REGULATIONS:

On advice of the said Heritage Conservation Committee and for reasons to recorded in writing, the Metropolitan Commissioner may alter, modify or relax the provisions of other Regulations of the Development Control Regulation / Building Bye-laws (hereinafter referred to as "the said Regulations) with the previous sanction of the State Government if it is needed for the conservations, preservation or retention of historic and / or aesthetic and / or cultural and / or architectural quality of any listed buildings / heritage buildings or listed precincts /heritage precincts and preservation of any listed natural features and or environment.

PART - VII REGULATION FOR SPECIAL ACTIVITIES

31.0 ERECTION OF MOBILE TOWERS

Regulation for setting up of Telecommunication Cell Site(s)/Base Station(s) and installation of the equipments for Telecommunication Network in NMRDA area.

31.1 Applicability:

This Regulation, shall apply to all existing and/or proposed Telecommunication Cell Sites/Base Stations installed or to be installed in NMRDA area.

31.2 Control Over Development

No Telecommunication Cell Site/Base Station shall be setup or installed without the previous permission in writing of the Metropolitan Commissioner. The permission shall be granted in the same manner as prescribed under Sections 44 to 47 of the Maharashtra Regional and Town Planning Act, 1966.

If the Metropolitan Commissioner does not dispose of the application within a period of 60 days from the date of submission, the said application by the Telecom Service Provider/Infrastructure Provider (TSP/IP) shall be deemed to have been approved as per the provisions under Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

31.3 Procedure for Obtaining Development Permission

- A** All the applications for setting up or installation of any Telecommunication Cell Site/ Base Station(TCS/BS) or erection of a part thereof, shall be made to the Metropolitan Commissioner by the concerned Telecom Service Provider (TSP) or the concerned Infrastructure Provider (IP), in such form and containing such particulars as may be prescribed by the Metropolitan Commissioner.
- B** The application to the Metropolitan Commissioner for obtaining the aforesaid development permission shall be accompanied by the following documents-
 - (a) All the documents as otherwise required to be attached for any development permission under the sanctioned Development Control Regulations for the area in which the site under application is located.
 - (b) Plans showing Location Map, Key Plan, Site Plan, Block Plan and Plans of the proposed work. In case of roof-top tower, the copy of Occupation Certificate or copy of sanctioned building plans or copy of Commencement Certificate issued by the Metropolitan Commissioner or any other valid proof, in respect of the building on which the erection of roof-top tower is proposed, showing that such building is authorised.
 - (c) Notarised consent of the Owner of premises, which shall mean and include consent of the owner of property or no-objection certificate of the concerned registered Co-op Housing Society or notarised consent of 70% of the total number legal occupants in case of Apartments or Condominium or no-objection certificate of the lessor in case of a lease – hold property.
 - (d) Copy of agreement between the TSP/IP and the Owner of premises.
 - (e) Copy of Access Service License/ Infrastructure Provider (IP) Registration Certificate, granted to the TSP/IP by the Department of Telecommunications (DoT), Government of India (Gol).

- (f) Copy of clearance from the Standing Advisory Committee for Frequency Allocations (SACFA) or copy of application made to SACFA for the said Location submitted to Wireless Planning Commission (WPC) wing of the Department of Telecommunications (DoT), with registration number as WPC Acknowledgement, along with an undertaking that in case of any objection/ rejection, TSPs/IPs will take corrective actions or remove the TCS/BS.
 - (g) Acknowledgement receipt issued by Telecom Enforcement Resource and Monitoring (TERM) Cells in respect of the self-certificate submitted by TSP/IP regarding mobile towers/Base Transceiver Station (BTS) (Ground-based or Roof-Top or Pole/wall-mounted) in the formats prescribed by Telecom Engineering Centre (TEC), DoT, establishing/certifying that all General Public areas around the TCS/BS will be within safe Electro-Magnetic Radiation (EMR) exposure limit as per peak traffic measurement after the antennae starts radiating
 - (h) Copy of Structural Stability Certificate for any ground-based Base Transceiver Station (BTS).
- OR

In case of any roof-top BTS tower, Structural Stability Certificate for the building, based on written approval of any authorized Structural Engineer of the State/local Body/Central Building Research Institute (CBRI), Roorkee/ IIT/ NIT or any other Agency, authorized by the Metropolitan Commissioner.

Provided that, such NOC shall not be required for the single pole antennae or cellular signal boosters.

- (i) Copy of the type test certificate issued by Automotive Research Association of India (ARAI) to the manufacturers of the Diesel Generator (DG) Sets.
- (j) Notarised undertaking from the Applicant/Owner of premises :-
 - (i) That the cabin will not be utilized for any purpose other than the Telecommunication Cell Site/Base Station.
 - (ii) That if the said activity is discontinued by the Applicant, the said cabin will be demolished forthwith by the Applicant /Owner of premises.
- (k) No objection certificate from the Authority concerned under the Civil Aviation Ministry (hereinafter referred to as the said Authority) in case of any building falling in any area where such no objection certificate of the said Authority is required under the relevant rules or law.
- (l) No objection certificate of the Maharashtra Pollution Control Board regarding compliance with the norms prescribed for noise levels and smoke levels for the power generating sets having capacity above 100 kw, to be provided for Base Transceiver Stations.
- (m) No objection certificate of the Chief Fire Officer of the Municipal Corporation only in case of High Rise buildings having height of 15 m. or more measured from ground level.
- (n) Copy of clearance from the State Environment Department as well as the Forest Department, in case of forest, protected areas, if applicable.
- (o) Data Sheet containing the information regarding -
 - (a) Name of Telecom Service Provider/ Infrastructure Provider,
 - (b) Location,
 - (c) Tower Reference-
 - (i) Height and Weight of Tower,
 - (ii) Ground Based Tower/Roof Top Tower,

- (iii) Number of Antennae planned on Tower,
- (iv) Permissible maximum EMF Radiation Level,
- (v) Proposed maximum EMF Radiation Level.
- (p) Requisite fees, charges, as applicable.
- C In case of a listed Heritage building/ Heritage precinct and/or in case of cessed buildings and/or in case of area under Environmentally Sensitive Zone (ESZ), notified by the Ministry of Environment and Forest (MoEF), Government of India (GoI), all the applications for installation of any TCS/BS or erection of a part thereof, shall be made to the concerned Metropolitan Commissioner, which will forward it to the Heritage Conservation Committee concerned and/or High Level Monitoring Committee (HLMC) appointed/constituted by MoEF respectively.
- D The erection of the Base Station including tower, shall be commenced within 90 days from the date of receipt of permission from the Metropolitan Commissioner and report of erection shall be made to the Metropolitan Commissioner.

31.4 Leviable charges

The Metropolitan Commissioner, while granting permission under sub regulation (3) hereinabove, shall levy and collect the following charges:-

- (a) Development Charge.-Development charge shall be levied and collected by the Metropolitan Commissioner as per the provisions under section L24-B of The Maharashtra Regional and Town Planning Act, 1966. For the purpose of assessing the development charge, the setting up of Base Station on land and on roof-tops shall be classified under commercial category, calculated over the foot print area occupied by the Telecommunication Cell Site/Base Station.
- (b) Administrative Fee.-Over and above the development charge as stipulated in clause 4(a) above, TSP/IP shall pay to the Municipal Corporation, a onetime non-refundable Administrative fee of Rs.30000, or as per the rates revised from time to time by the Government.

31.5 Planning Norms For Erection of TCS /BS

- (a) Notwithstanding the land use provisions under these regulations, subject to the compliance of other provisions of these Regulations, it shall be permissible to install TCB/BS, on
 - (i) all land uses as earmarked in development plan,
 - (ii) all lands which are designated for non-buildable reservations in development plan, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of the area of the reserved site or 100 sq.mt., whichever is less, and shall be located in one corner of the reserved site.
 - (iii) all lands which are designated as open spaces/recreational open spaces/recreational grounds in a sanctioned layout, where such installation shall be permissible only with the no-objection certificate of the concerned registered co-operative housing society or consent of 70% of the total number of legal occupants/plot holders of such layout, subject to the condition that the maximum permissible area for installation of such TCS/BS shall not be more than 5% of such area or 100 sq.mt, whichever is less, and the same shall be located in one corner of such area.
 - (iv) all buildable reservations in development plan, except for buildings of uses mentioned in Regulation No.31.5(f), where such installation shall be permissible on the roof top, but only after development of the said reservation.

(v) all open lands in slum areas belonging to the Government/public Authority planning Authority, where only ground-based TCS/BS shall be permissible and no Roof-Top Tower shall be permissible, save as provided in Regulation No.31.5(a)(vi) herein below.

(vi) Public buildings in slum areas, like public toilets, community centres etc., constructed by any Public Authority or to be constructed by the TSP/IP, where construction of Roof Top Towers shall be permissible, subject to maintenance and compliance of other terms and conditions specified by the Metropolitan Commissioner.

(b) No permission for installation of TCS/BS shall be granted in ecologically important areas, without ecological impact assessment and review of installation site. The Forest Department should be consulted before installation of TCS/BS in and-around protected areas and Zoos.

(c) The TCS/BS must have clear access by means of an existing road having minimum width of 6 m. for locations falling in Core area as earmarked on DP and 9 m., for locations falling outside such Core area. However, in exceptional circumstances, the Metropolitan Commissioner may relax such road width suitably, but in no case, shall it be less than 5 m.

(d) In case of both ground-based towers and roof-top towers, there shall be no nearby buildings right in front of the antenna(e) of equivalent height, taking into account the tilt of the lowest antenna on tower, as per the details in the Table No. 16 below:-

Table No. 16		
Sr. No.	Number of Antenna(e) Pointed in the Same Direction	Building/ Structure Safe Distance from the Antenna (e) at the Same Height (in m.)
1	2	3
1	1	20
2	2	35
3	4	45
4	6	55

Provided that the antennae at the same height only are to be counted, as the beam width of mobile antennae, in the vertical direction, is very narrow.

(Explanation.-The distance figures in the above Table are based on empirical estimation considering that all the antennae are emitting at their maximum RF power of 20 Watts and exactly in the same direction with the same height.)

Provided further that above norms shall automatically stand revised as per the latest guidelines, issued by the DoT from time to time.

(e) In case of Wall Mounted/Pole Mounted Antenna(e) :-

(i) Wherever the antennae are mounted on the wall of a building or pole or along the road, their height should be atleast 5 m., above ground level/road level. Provided that such installations shall have to comply with the prescribed radiation limits.

(ii) As far as safe distance of buildings from antenna (e) is concerned, guidelines as in Regulation No.31.5 (d) above shall apply.

(f) Installation of Base Station antenna (e) shall not be permissible within the premises of schools, colleges, and hospitals as well as on the adjoining land /building within 3 m., from the boundary of premises of schools, colleges and hospitals. Also antenna (e) shall not be directed/ positioned towards any school/college/ hospital building.

(g) The existing Base Station antenna(e) approved earlier on any school/college/ hospital, building shall not be renewed further after the expiry of period of approval and the same shall be removed immediately thereafter, subject to the provisions of Regulation No.31.7 (d).

(h) Access to Base Station Antenna site shall be prohibited for the general public, by putting in place suitable measures such as wire-fencing, locking of the door to the roof, etc.

(i) The roof-top TCS, IBS towers shall be put only on buildings which are declared structurally strong enough to bear the load of such installation. The base connection to the building should be got designed from a qualified structural engineer. Structural safety certificate of the composite structure [Building + Tower(s)] shall have to be obtained from any of the recognized Government Institutes.

(j) While according permission for installation of TCS/BS, permissible for erection of a cabin at ground level may be granted. However, the same shall not be allowed in the prescribed marginal distances. The area of such cabin shall not be more than 20 sq.mt, for each TSP/IP, subject to the certificate of structural safety. Built-up area of such cabin(s) shall not be counted towards built-up area or FSI.

(k) No permission for installation of TCS/BS shall be granted on buildings which are unauthorized and structurally unsafe. If permission for installation of such structures is granted on a building, which is declared as unauthorized at a later point of time, the Metropolitan Commissioner shall first take recourse to the provisions of sections 52, 53, 54 and 55 of the Maharashtra Regional and Town Planning Act, 1966 or other relevant laws, as the case may be, against such unauthorized building and in case the Metropolitan Commissioner, after completing the due process of law, decides to undertake any action of demolition against such unauthorised building then such decision shall also be conveyed to the concerned TSP/IP with a direction to relocate the TCS/BS within a period of 90days, after which the Metropolitan Commissioner shall not be under any obligation to send any further intimation to the TSP/IP concerned before demolishing such unauthorised building, and it shall not be liable to pay compensation for the loss of the Base Station as a consequence of the demolition of the unauthorised building. The TSP/IP shall indemnify the Metropolitan Commissioner to this effect, while seeking permission for installation of TCS/BS.

(l) Permission for installation of TCS/BS, once granted shall remain valid for next 5 years. The TSP/IP shall apply for renewal of permission to the Metropolitan Commissioner. The Metropolitan Commissioner, while considering renewal, shall insist upon submission of fresh structural stability certificate for buildings more than 30 years of age. Administrative fee shall be levied and collected as prescribed in Regulation No.31.4 (b) hereinabove, for every such renewal. If TSP/IP fails to apply for renewal alongwith all necessary documents before the expiry of earlier permission, then such TSP/IP shall be liable for action under the provisions of the Maharashtra Regional and Town Planning Act, 1966.

(m) In case of any existing TCS/BS on a slum structure, every effort shall be made to relocate such TCS/BS on a nearby suitable public building or any other authorised structure or open land in the slum. If such relocation is not possible, then such TCS/BS may be allowed to be continued on such slum structure subject to its structural suitability, till the TCS/BS is shifted to any other authorised structure or till the redevelopment of the slum, whichever is earlier.

(n) While granting permission for TCS/BS, the Metropolitan Commissioner shall stipulate that TSP/IP shall conduct regular audit in accordance with the directions/guidelines issued by TERM Cell or DoT from time to time.

31.6 Electro-Magnetic Field (EMF) Radiation Norms

(a) Prior to installation of TCS/BS, the TSP/IP shall have to obtain Site clearance from the Standing Advisory Committee on Frequency Allocation (SACFA) of the Department of Telecommunication(DoT) for every site from the point of view of interference with other wireless users, aviation hazards and obstruction to any other existing microwave links.

(b) The Electro-Magnetic Field (EMF) radiation from BTS towers shall be subject to the regulations framed by the DoT from time to time. The TSP/IP shall periodically conduct audit and monitor EMF radiation in Urban localities, hospitals and educational/industrial /residential / recreational premises, especially around the Protected Areas (PAs) and ecologically sensitive areas, in accordance with the guidelines issued by DoT in this regard. It shall be binding on TSP/IP to follow the mechanism prescribed by the DoT/TERM Cell at local level for ensuring control on the EMF radiation and for notifying on continual basis the radiation level at critical location. For all the existing as well as new BTSs/Towers, TSPs are required to submit self-certificates periodically in the format prescribed by TEC, DoT, in order to ensure that normally all general public areas around the TCS/BS site are within the safe EMR exposure limits. Audit of the self-certification furnished by the TSPs shall be done by the TERM Cell periodically. TERM Cell shall carry out test audit of the BTS sites on random basis as per the guidelines received from DoT and also in respect of all cases where there is a public complaint. The TERM Cell shall have due regard to the instructions issued by DoT regarding technical audit of TCS/BS, including radiation of towers within safe limits. These shall include Roof Top/Ground Based/Pole Mounted/Wall Mounted Towers. The TERM Cell shall also verify antenna orientation, safe distance from the Tower (exclusion zone) etc. For non-compliance of EMF standards, Telecom Service Provider shall be liable for penal action by the TERM Cell and/or Department of Telecommunication (DoT). Any violation noticed may attract heavy penalties on TSPs and may also lead to shut down of TCS/ BS, in case the violation persists.

31.7 Miscellaneous Provisions

(a) Any complaint concerning illegal installation of TCS/BS on any building or any query of any nature regarding the installation of telecommunication equipment, shall be addressed to the Metropolitan Commissioner which shall intimate the concerned TSP/IP about the same with a direction to resolve the issue under intimation to the Metropolitan Commissioner, within such period as may be prescribed by the Metropolitan Commissioner.

(b) The TSP/IP, who has erected TCS/BS without due permission, shall apply to the concerned Metropolitan Commissioner for regularization within 180 days from the date of coming into force of this Regulation. In case such application is made within the prescribed period, then the offence, if any, registered against the TSP/IP may be compounded by the Metropolitan Commissioner under section 143 of the Maharashtra Regional and Town Planning Act, 1966, subject to the provisions of these regulations.

(c) The TSPs/IPs who have earlier erected TCS/BS with due permission, shall apply afresh, for validation of the previous permission, to the Metropolitan Commissioner within a period of 90 days from the date of commencement of this Regulation, in order to ensure due compliance of this Regulation. However Administrative fee in such cases shall not be leviable if appropriate fee/Development charge, not less than the amount prescribed under Regulation No.31.4 (b)above, has already been paid. In case the amount paid is less than what is prescribed hereinabove, the difference in amount shall be recovered from the TSP/IP.

(d) Any existing TCS/BS not conforming to any of the above provisions shall have to be removed within one year from the date of commencement of this Regulation, unless the same is specifically regularized by the Metropolitan Commissioner following due compliance by TSP/IP. However,

operation of such non-conforming Telecommunication Cell Site/Base station shall be discontinued within a period of 30 days from the date of receipt of notice from the Metropolitan Commissioner to that effect, which shall however be issued only after obtaining the consent of the TERM Cell of DoT.

(e) The Licensees shall try to share the tower for fixing their respective antennae provided the prescribed conditions are duly fulfilled, so as to ensure curtailing of multiple towers and optimizing the use of the existing ones.

(f) Sign boards and Warning signs ("Danger", "RF Radiation", "Restricted Area", "Don't Enter" etc.) shall be provided at TCS/BS antenna sites which are clearly visible and identifiable.

(g) The TSP/IP shall display the details of the following on a board (minimum size 24" x 48") separately or prominently on the cabin, for the perusal of general public in such a way that the same shall be clearly visible and identifiable.

i. Name of TSP/IP :-

ii. Location :-

iii. Tower Reference :-

(a) Height, (b) Weight (c) Number of antennae planned on tower, (d) Permissible EMF radiation level (e) Proposed EMF radiation level.

iv. Due date for next renewal.

v. Contact Person's name, address and Telephone Number

vi. Address of Complaint Redressing Authority with Telephone Numbers

vii. Police Control Room- 100

viii. Fire Control Room – 101

ix. Ambulance – 102

x. Other important information, if any.

Provided that in case of Telecommunication Cell Site/Base station on roof-top, the fore said information shall be displayed on the ground floor of the building.

(h) The Metropolitan Commissioner shall display the list of authorized TCS/BS on their official web site, along with the date of permission and due date for renewal of permission.

(i) TCS/BS Tower shall be inspected for distortion of members, torques of nuts and bolts at least once in five years. However, in case of areas affected by any natural calamity, such as cyclone, earthquake, flood, etc., such inspection shall be carried out immediately after such incident suo-moto or on being directed by the Metropolitan Commissioner. Such inspection shall be carried out only by a qualified structural engineer and a certificate to that effect shall be submitted to the Metropolitan Commissioner.

(j) TCS/BS Towers located in highly corrosive environment shall be painted every year. Other towers shall be painted at least once in five years to give additional protection.

(k) The Metropolitan Commissioner shall make efforts to provide Single Window clearance to TSP/ IP for disposal of their applications in a time bound manner.

- 31.8** Notwithstanding anything contained hereinabove, all the Regulations/Bye-Laws/ Memorandum /Directions /Guidelines in this regard, issued or to be issued from time to time, by the Department of Telecommunications, Government of India, shall prevail and be binding on TSP/IP and also on the Municipal Corporation, in which case, this Regulation shall stand modified to that extent.

31.9 Powers of Interpretation and Removal of Doubt.-

If any interpretation is required regarding the clauses of this Regulation, then the matter shall be referred to the Urban Development Department, Government of Maharashtra, whose decision shall be final.

32.0 QUARRYING OPERATIONS-

Mining or Quarrying operations may be permitted on following conditions:

1. (a) No quarrying operations shall be carried out without obtaining Development Permission of the Planning Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
- (b) The quarrying and mining operations shall be permitted outside CRZ and notified eco-sensitive zone and Heritage precinct but only at specific locations decided by the Competent Authority. The development permission shall be granted subject to production of order to carry out these activities from the Revenue Authority concerned under the Minor Minerals Act and NOC of the MPCB.
2. The application for Development Permission of quarrying shall include:
 - a) A location plan at 1:5000 scale of the quarry site and an area upto 500 meters around the quarry site showing important natural and manmade features and contours;
 - b) A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures;
 - c) Proposed excavation plan and cross sections at 1 : 500 or larger scale showing proposed phasing ; terracing ; stepping ; benching slopes; locations of process equipment ; diversion of water courses; impounding lake ; storage areas for top soil, waste material, quarried material ; workers housing ; landscaping including screen planting, mounding and measures against visual intrusion etc.
 - d) A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying;
 - e) A report supplementing the excavation and restoration plans, costs and implementation programme;
 - f) Scrutiny fee shall be paid by the owner;
 - g) Development Charge for the land under Quarrying shall be paid by the owner, as per the provisions of section 124B of the MR & TP Act 1966, at 0.50% of the rates of developed land mentioned in the A.S.R. of the Registration Dept. of the year in which permission is granted.
3. No quarrying shall commence until the excavation plan is approved also by the Director of Geology and Mining, Government of Maharashtra, Nagpur.
4. The Restoration Plan approved by the Metropolitan Commissioner shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer, and the Revenue Authority.
5. Natural gradient of slope should be maintained during quarrying operations slope of the foot-wall side (Slope in the direction in which mining does not exist) should be properly by planting adequate trees of suitable species so as to have soil binding vegetation.

6. In the case of murum quarrying entire weathered soil or murum shall not be excavated exposing hard rock; instead, a capping of at least half a meter be left so that it can support vegetation and plantation that be done later on. Similarly, these operations shall not cause depression below the average ground level.
7. Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channelled out of any nearby human settlement.
8. During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.
9. Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks use carrying murum. In addition, in order to minimize dust pollution, measures such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust extrication system for conveyance shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.
10. No Quarrying and crushing shall be permitted if a highway or public road having width of 30m. or more, railway line or any human settlement is located within 200m. from the quarrying site. However, for quarrying with blasting operations, the distance shall be at least 500 m.
11. Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited.
12. The development permission for quarrying shall be granted for period of 1 year and may be revalidated every year for a maximum period of 3 years. After this fresh permission for further quarrying will be necessary. In granting such fresh permission, the Metropolitan Commissioner shall have regard to the applicant's performance in observing the approved excavation and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

PART - VIII SPECIAL PROVISIONS IN CERTAIN BUILDINGS

33.0 PROVISIONS OF FACILITIES FOR DIFFERENTLY ABLED PERSONS.

A) Definitions-

i) **Non-ambulatory Disabilities:** - Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.

ii) **Semi - ambulatory Disabilities:** - Impairments that cause individuals to walk with difficulty or insecurity, individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

iii) **Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.

iv) **Sight Disabilities:** - Total blindness or impairments, which affect sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.

v) **Wheel Chair:** - Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

B) Scope-These regulations are applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings constructed on plot having an area of more than 2000 sq.mt. It does not apply to private and public residences

C) Site development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

1) **Access Path / Walk Way:-** Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

2) **Parking:-** For parking of vehicles of handicapped people, the following provisions shall be made-

- a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 m. from building entrance.
- b) The width of parking bay shall be minimum 3.6 meter.
- c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d) Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

D) Building requirements

The specified facilities for the buildings for physically handicapped persons shall be as follows:

i) **Approach to plinth level** - Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

Li) Ramped Approach – Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

Lii) Stepped Approach:- For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.

Liii) Exit/Entrance Door:- Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.

Liv) Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material". Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

ii) Corridor connecting the entrance / exit for the handicapped: The corridor connecting the entrance / exit for handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a) Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- b) The minimum width shall be 1500mm.
- c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d) Hand rails shall be provided for ramps/slope ways.

iii) Stair-ways - One of the stair-ways – near the entrance / exit for the handicapped shall have the following provisions:

- a) The minimum width shall be 1350 mm
- b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c) Maximum number of risers on a flight shall be limited to 12.
- d) Hand rails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

iv) Lifts -Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal width	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

- a) A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
- b) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.

d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.

v) **Toilets** -One special W.C. in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped.

i) The minimum size shall be 1500 mm x 1750 mm.

ii) Minimum clear opening of the door shall be 900mm and the door shall swing out.

iii) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

iv) The W.C. seat shall be 500mm from the floor.

vi) **Drinking Water:-** Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

vii) **Designing for Children:-** In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

E) Explanatory notes:-

1) Guiding / Warning Floor Material:

The floor material to guide or to warn the visually impaired persons with a change of color or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, staircases and toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

2) Proper signage:-

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking, there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for differently abled.

34.0 RAIN WATER HARVESTING:-

The provision for Rain Water Harvesting shall be made as under:

a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction/ additions on plots having area not less than 500 sq.mt. in non-congested areas shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in Schedule.

Provided that the Metropolitan Commissioner may approve the Rain Water Harvesting structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting System is maintained in good condition for storage of water for non-potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. Failure to provide Rain Water Harvesting System shall deem to be breach of the conditions on which the development permission has been granted.

SCHEDULE

Rain Water Harvesting in a building site includes storage or recharging the ground water by rainwater falling on the terrace or any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

i) Open well of a minimum 1.00 mt diameter and 6mt in depth into which rain water may be channelled and allowed to filter for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain Water Harvesting for recharge of groundwater may be done through a bore-well around which a pit of 1m width may be excavated upto a depth of at least 3m and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore-well.

iii) An impressive surface/underground storage tank of required capacity may be constructed in the setback or other open spaces and the rain water may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged in to ground through percolation pits or trenches or combination of pits and trenches. Depending on the geo-morphological and topographical conditions, the pits may be of the size of 1.20 m width X 1.20 m length X 2 m to 2.50 m depth. The trenches can be of 0.60 m width X 2 to 6 m length X 1.50 to 2 m depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials :

a) 40 mm stone aggregate as bottom layer upto 50% of the depth.

b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.

c) Coarse sand as upper middle layer upto 20% of the depth.

d) A thin layer of fine sand as top layer.

- e) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/ trenches. The projection of the wall above ground shall at least be 15 cm.
- g) Perforated concrete slabs shall be provided on the pits/trenches.
- h) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- v) The terrace shall be connected to the open well/bore-well/storage tank/ recharge pit/trench by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washing from roof or terrace catchment, as they would contain undesirable dirt. The mouth of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq.m.
- vi) Rain Water Harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structure shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- vii) The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilised for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for bypassing the first rain water has been provided. Provided further that, it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

35.0 SPECIAL PROVISIONS FOR INSTALLATION OF SOLAR ASSISTED WATER HEATING SYSTEM

Solar water heating systems should be made in the building for hospitals, hotels, hostels, guest houses, police men/army barracks, canteens, laboratories and research institutions, school and colleges and other institutes.

- 1) The solar water heating system should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these building the system must be provided with auxiliary backup system.
- 2) The use of solar water heating system is recommended in following type of building in Government/Semi-Government and institutional building where the hot water requirement may not be continuous / permanent.
 - i. Guest Houses.
 - ii. Police men/Army barracks.
 - iii. Canteens.
 - iv. Laboratory and Research Institutions where hot water is needed.
 - v. Hostels, Schools, Colleges and Other Institutes.
- 3) The installation of gas instantaneous water heaters or the electrical back-up in all such water heating system shall be optional depending on the nature of requirement of the hot water.
- 4) It is suggested that solar water heating system of the capacity of about 100 litres per day based on thermo-symphonic system with necessary electrical back-up be installed at residential building like hostels

5) In order to facilitate the installation of solar water heating system, the new building shall have the following provisions:-

- i) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
- ii) The roof loading adopted in the design of such building should be at least 50 kg per sq.m. for the installation of solar water heating system.
- iii) A Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the collector for regular use throughout the year is equal to the local latitude of the place. The collectors should be facing south. However, for only winter use the optimum inclinations of the Collector would be (latitude + 15 degrees of the south). Even if the Collectors are built in the south facing vertical wall of the building the output from such collectors during winter month is expected to be within 32% output from the optimum inclined collector.
- iv) All the new buildings to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipeline to each of the points where hot water is required in the building.
- v) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the building. The norms for hospitals, hotels and other functional building are given below.

Type of Building	Capacity Recommended - Litres per capita per day
(1) Hospitals	100
(2) Hotels five star	150
(3) Hotels other than five star	100
(4) Hostels and other such buildings	35
(5) Canteen	As required.
(6) Laboratory and Research Institutions	As required.

vi) An open area of 3 sq.m. would be required for installation of a Collector which supplies about 100 litres of water per day. At least 60% of the roof area may be utilized for installation of the system.

vii) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate collector conforming to latest Bureau of Indian Standards should be used in all such solar water heating systems.

36.0 REGULATIONS FOR WASTE WATER RECYCLING

36.1 Type of Waste Water

The Waste Water is of following types:-

Black Water.- means Waste Water from W.C. Urinals and M.S.W.

(ii) Grey Water.-means Waste Water from Bathrooms, Sinks, Shower and Wash Areas etc.

(iii) Apart from Residential Waste Water, Waste Water generated from Industrial, Medical, Commercial and Waste generated from Garbage shall also be treated as per the guidelines given by the Maharashtra Pollution Control Board.

36.2 APPLICABILITY

These Regulations shall be applicable to all Developments/ Redevelopments/part Developments for the uses as mention under (C-1) to (C-6) shall have the provision for treatment, recycling and reuse of Waste Water. The applicant shall along with his application for obtaining necessary layout approval/ building permission shall submit a plan showing the location of Waste Water Treatment Plant, furnishing details of calculations, references, implementation, etc. This Plan shall accompany with the applicant's commitment to monitor the system periodically from the date of occupation of the respective building.

36.3 REGULATIONS**36.3.1 (C-1) For Layout Approval/Building Permission**

- (i) In case of Residential layouts, area admeasuring 10000 sq.m. or more, in addition to 10 % open space, prescribed in the bye- laws, a separate space for Waste Water Treatment and Recycling Plant should be proposed in the layout.
- (ii) On the layout Plan, all Drainage lines, Chambers, Plumbing lines should be marked in different colour and submit the layout for approval to the Authority.
- (iii) The Recycled Water shall be used for Gardening, Car Washing, Toilet Flushing, Irrigation, etc. and in no case for drinking, bathing, washing utensils, clothes, etc
- (iv) In the Estimate of Waste Water Recycling Plant only provision for basic civil work and required machinery will be proposed by the Authority other than these provisions, additional machinery, plumbing, Water tank pipe, landscape should be provided by Owner or Developer on his Own Cost.
- (v) A clause must be included by the Owner/ Developer in the purchase agreement that the purchaser, Owner of the Premises/Organization or Society of the purchasers shall ensure that:
 - a. The Recycled Water is tested every six months either in in the laboratory approved by the Authority or by State Government and the result of which shall be made accessible to the Competent Authority/ EHO of the respective Ward Office.
 - b. Any recommendation from testing laboratory for any form of corrective measures that are needed to be adopted shall be compiled. Copy of any such recommendation and necessary action taken shall also be sent by the testing laboratories to the Competent Authority/ EHO of respective Wards.
 - c. Maintenance of Recycling Plant should be done by the Developer or Housing Society or Owner.

36.3.2 (C-2) Group Housing/Apartment Building

In case of Group Housing if the area admeasuring 4000 sq.m. and above or if consumption of Water is 20,000 litres per day or if a multi-storeyed building where there are 20 or more tenements then Waste Water Recycling Plant as mentioned in (C-1) above should be constructed.

36.3.3 (C-3) Educational, Industrial, Commercial, Government, Semi-Government Organizations, Hotels, Lodgings etc.

For all above buildings having built-up area 1500 sq.m. or more or if Water consumption is 20,000 litre per day whichever is minimum, then provision for Waste Water Treatment Plant as mentioned in (C-1) is applicable.

36.3.4 (C-4) Hospitals

Those Hospitals having 40 or more beds, Waste Water Recycling Plant as mentioned in (C-1) is applicable.

36.3.5 (C-5) Vehicle Servicing Garages

All Vehicle servicing garages shall ensure that the Waste Water generated through washing of vehicles is treated and recycled back for the same use as mentioned in (C-1)

36.3.6 (C-6) Other Hazardous uses

All other Establishments/ Buildings where chances of Waste Water generated containing harmful chemicals, toxins are likely and where such water cannot be directly led into municipal sewers, the concerned Competent Authority may direct the Owners, users of such Establishments, Buildings to treat their Waste Water as per the directions laid in (C-1)

36.4 INCENTIVE

i. The Owner/Developer/Society setting up and agreeing to periodically maintain such Waste Water Treatment and Recycling Plant entirely through their own expenditure shall be eligible for an incentive in the form of fiscal benefits in Property Tax to the extent of 5% to Tenement holder/Society.

36.5 Penalty Clause

(i) Any person / Owner / Developer / Organization / Society violating the provisions of these bye-laws, he shall be fined Rs.2,500/- on the day of detection and if the violation continues, then he shall be fined Rs.100/- for every day as concrete action after written Notice from the Authority

(ii) If any person / Owner /Developer / Organization / Society fails to operate as determined by the Authorised Officer of the Authority and from the observations of test results and/or physical verification) the Recycling plant, then he will be charged a penalty of Rs.300/- per day and disconnection of Water connection also.

37.0 REGULATION FOR INCLUSIVE HOUSING:-

The provision regarding inclusive housing in development proposal shall be made applicable as mentioned below.

37.1 (a) For the sub-division or layout of the land admeasuring **10000 sq.mt.** or more for residential purpose minimum 20% of the net plot area shall have to be provided,

i) Either in the form of developed plots of 100 to 150 sq.mt. size for Economically Weaker Sections/ Low Income Groups (EWS/LIG), (hereinafter referred to as "affordable plots") in which plots of 100 sq.mtr. size shall be kept for EWS OR

ii) In the form of equivalent 20% net plot area, for constructing EWS/LIG tenements,

(b) The Landowner Developer shall sell the said affordable plots as mentioned at (i and ii) to MHADA at the land rate prescribed in the Annual Statement of Rates prepared by the Inspector General of Registration, Maharashtra State, Pune. If MHADA declines to purchase the same within a reasonable time of six months, then he can sale the affordable plots in the open market.

37.2 For a plot of land, admeasuring **10000 sq.mt.** or more to be developed for a Housing Scheme consisting of one or more buildings (hereinafter referred to as 'the said Scheme'), EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 Sq.mt, (hereinafter referred to as 'affordable housing tenements') shall be constructed at least to the extent of 20% of the basic zonal F.S.L., subject to the following conditions:-

a) The built up area of the EWS/LIG tenements constructed under the Scheme shall not be counted towards F.S.I.

b) The Landowner / Developer shall construct the stock of the affordable housing tenements in the same plot and the Planning Authority shall ensure that the Occupation Certificate for the rest of the development 'under the said Scheme is not, issued till the Occupation Certificate is issued for the Affordable Housing tenements under the said Scheme.

Provided further that the Affordable Housing tenements of equivalent value as per ASR subject to minimum 20 % of built-up area as per original location may also be provided at some other location (s) within the same Administrative Ward of the Authority.

c) The Project Proponent/s, after getting the Commencement Certificate for the scheme, shall immediately intimate to MHADA regarding the numbers of **affordable housing tenements** to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months from the date of receipt of such intimation shall duly after following procedure of lottery system prepare the list of the allottee and forward it to the Project Proponent/s. The project proponent shall dispose of such EWS housing tenements to the allottees at the construction cost in ASR applicable to the land under the Scheme plus 20 % additional cost. Out of this 20 % additional cost, 10 % shall be paid to MHADA towards their administration charges.

d) There shall be no obligation to construct affordable Housing tenements in the redevelopment project of any co- operative Housing Society in which the carpet area of all existing individual residential tenements does not exceed 80 sqm.

e) In case of Redevelopment of Individual bungalow these provisions shall not apply. However if redevelopment proposed on area more than 10000 Sq mt, this provisions shall be applicable.

f) There shall be no obligation to construct affordable housing tenements in accordance with these provisions in any Housing Scheme or residential development project wherein, owing to the relevant provisions of the Development Control Regulations, 20% or more of the basic Zonal FSI is required to be utilized towards construction of residential tenements for the EWS/LIG and also for the development / redevelopment of any land, owned by the Government or any Semi-Government organization. Provided such development / redevelopment is undertaken by the Government or such Semi- Government Organization by itself or through any other agency under BOT or PPP model.

Provided that in case of Development of reservations of Public Housing, Housing for Dis-housed, Public Housing / High Density Housing and the EWS/LIG tenements constructed under the provisions of any other Act, these provisions shall not be applicable.

37.3 Amalgamation of affordable plots / affordable tenements shall not be allowed

37.4 These provisions shall be applicable prospectively and shall not be applicable to any Housing Scheme or residential development project wherein Commencement Certificate for full area had been issued prior to the date of coming into force of these provisions and was valid on such date. In case of revised approval this provision shall not be applicable. However, in case of part Commencement Certificate or revision of proposal where newly proposed area is more than 10000 sq mt then to that extent these regulations shall apply.

38.0 Special Regulations for Development / Redevelopment of building falling within Transit Oriented Development Corridor (TOD)

Transit oriented development aims at a development focused around a mass rapid transit corridor (hence forth called as TOD corridor) which facilitates ease of access to the transit facility, thereby encouraging people to walk and use public transportation over personal modes of transportation. Development along mass rapid transit corridor shall be governed by the following special regulations.

Special Regulations for Development / Redevelopment of building falling within Nagpur Metro Rail Corridor (NMRC)**38.1 Definitions**

(i) **Nagpur Metro Rail Corridor (NMRC)** - It is the area falling within 250 mt. distance on either side of the Nagpur Metro Rail measured from its Centre line and also includes the area falling within 250 mt. distance from the longitudinal end of the last Metro Railway Station as shown on development plan.

(ii) **Base permissible FSI** -It is the FSI that is otherwise permissible on any land with respect to zone shown as per the sanctioned development plan and the relevant provision of the Principal DCR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.

(iii) **Gross plot area** - Gross Plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under D.P. Road and Road widening.

(iv) **Principal DCR** -Development Control and Promotion Regulations sanctioned by Govt. for Nagpur Metropolitan Regional Development Authority

38.2 Maximum Permissible FSI

The maximum permissible total FSI in NMRC shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below-

Sr. No.	Minimum Road Width	Plot Area	Maximum Permissible FSI
1	9.00 mt.	Below 1000 sq.mt.	2.00
2	9.00 mt.	1000 sq.mt. or above	3.00
3	12.00 mt.	2000 sq.mt. or above	3.50
4	15.00 mt.	2000 sq.mt. or above	4.00

Explanation:-

- 1) The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criterias viz. Minimum Road width as well as plot area, simultaneously. However in case, both these criterias are not satisfied simultaneously, the maximum permissible FSI shall be the minimum of that permissible against each of these two criterias, as illustrated below ;

2) Land owner / Developer shall not have option to use TDR in NMRC.

Illustrations for Utilization of FSI -

Plot Area	Road width			
	Less than 9mt.	9 mt. & above	12 mt. & above	15 mt. & above
below 1000 sq.mt.	Principal DCR	2	2	2
1000 sq.mt. up to 2000 sq. mt.	Principal DCR	3	3.5	3.5
Above 2000 sq.mt.	Principal DCR	3	3.5	4.0

38.2.1 Premium to be Paid- Additional FSI over and above base permissible FSI of respective land use zones as per principal DCR, may be permitted on the payment of premium as may be decided by the Govt. from time to time.

(a) The additional FSI as prescribed in the Table under provision 38.2 above, in case of development / redevelopment proposed in the NMRC with minimum tenement density per hectare of the gross plot area as given below.

Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for
Residential use x 200 Tenement per Hector.

(b) However, subject to the provisions of regulation 38.3 herein below, if the tenement density proposed is less than that stipulated in the table under 38.2.1(a), the premium to be paid in that event the additional premium shall be paid as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the base permissible FSI

38.2.2 Impact Assessment and Integrated Mobility Plan

Such additional FSI over and above the base permissible FSI, shall be granted by the Commissioner, NMRDA after taking into account the Impact Assessment of the implementation of these regulations regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment on such NMRC. Such Impact Assessment shall also contain measures to be undertaken to mitigate its likely impact and the Action Plan for implementation of such measures in a time bound manner. It shall also contain Integrated Mobility Plan envisaging therein inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.

38.2.3 The maximum permissible FSI as given in Table under regulation 38.2 shall be calculated on the gross plot area.

38.2.4 In case of plot / plots falling partly within the NMRC, the FSI permissible shall be as follows, provided that the total area of the plot (plot falling within NMRC plus plot falling outside NMRC) shall be as prescribed in the table in regulation no. 38.2 :-

(i) Where 50% or more area of such plot / plots falls within NMRC, these regulations including FSI shall apply to the total area of such plot / plots.

- (ii) Where less than 50% area of such plot / plots falls within NMRC, these regulations including FSI shall be applicable to the part of plot / plots falling within NMRC, whereas for the part of plot / plots falling outside NMRC, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside NMRC shall be as per Principal Development Control Regulations.

38.2.5 Notwithstanding anything contained in any other provision of this DCR the Parking, Double height terraces up to 20% and 15% balconies not enclosed, Stair cases, Lift wells with machine rooms, Refuge areas, Voids, Service Floor & Entrance lobbies of the building in NMRC shall be free of FSI. However, open balconies are allowed after leaving 4.5 mt. distance from plot boundary subject to condition of fire NOC.

38.2.6 Notwithstanding anything contained in any other provisions of these regulations, TDR shall not be allowed to be received on the plots within NMRC, irrespective of its location in congested area / non congested area as per the Sanction Development Plan of Nagpur.

38.3 Permissible mixed use in NMRC:

Mixed use in the form of residential and commercial may be permissible on the residential plot in NMRC fronting on the road width of 12 mt. and above. And mix use on plot / plots in commercial zone in Nagpur Municipal Corporation shall be permissible as per the principal DCR and the maximum permissible FSI under these regulations shall be allowed on the payment of premium.

38.4 Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the provisions 38.5 below and should conform to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act no. III of 2007) as amended from time to time. No building permission shall be issued without NOC of the Fire Officer. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the principal DCPR, in force.

38.5 Marginal Spaces

Sr. No.	Building Height	Side and Rear Margins	Remark	
a	15.0 mt and below	H/2-4	Minimum 3.0 mt. for Residential minimum 4.5 mt. for Commercial and Minimum 6.0 m. for Special Buildings.	However, if from one side clear minimum marginal distance maintain as per this DCPR then for other sides marginal distance may be relaxed by the Authority by 1.5 mt. maximum.
b	Above 15.0 mt. and upto 18.0 mt.	H/4	Minimum 6.0 mt. for all Buildings.	
c	18.0 mt and above	H/5 subject to Maximum 12.0 mt.	Minimum 6.0 mt.	

Note- However if Developer / Owners provides more than 12.00 mt. side and rear margins shall be permissible.

38.5.1 No projections shall be allowed in marginal spaces so that minimum 6 mt. marginal spaces remain free from all encumbrances for the movement of fire tenders. The Commissioner may take decision to allow ramp in maximum side marginal distance as mentioned in above table and subject to fire NOC. In case if ramp is necessary from accessibility, such ramp may be allowed after living 6 mt. clear margin,

38.5.2 For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken in account, However height of such parking floors will be counted towards the total height of the building for de-ciding the building as high rise building and for civil Aviation purpose.

38.5.3 Car lift / mechanical parking shall be permissible, as per Principal DCR as amended from time to time.

38.6 Parking

Parking in the NMRC shall be provided as per the table given below.

Sr. No.	Occupancy	One parking space for every	Transit Oriented Development Influence Zone		
			Car	Scooter / Motorcycle	Cycle
1	Residential	(a) Tenements having carpet area			
		From 25 and upto 40 sq.mt.	0	1	2
		For 2 units above 40 and upto 60 sq.mt.	1	1	2
		For every unit above 60 and upto 80 sq.mt.	1	1	2
		For every unit above 80 sq.mt	1	2	1
2	Govt. & Semi Govt. Private business buildings	100 sq.mt carpet area or fraction thereof	1	2	2

Note: i) Parking spaces for differently – abled persons shall be provided as per Indian Road Congress Code No. IRC 103:2012 in each new construction / development / re-development in the NMRC.

ii) No on street parking shall be permissible, unless specifically allowed in the impact assessment and mobility report.

38.6.1 Incentive for providing Public Parking in the area falling within the radius of 200 mt. from the Metro Station -If the owner / developer of the plot falling within the radius of 200 mt. from the Metro Station, is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No.38.6 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer / owner as per regulation No.38.2.1 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space, subject to following conditions:-

- a) Such parking area shall be in the built-up form and shall be handed over to Planning Authority free of cost before granting the Occupation Certificate to the project. The Planning Authority should enter into an agreement with owner / developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan / layout and a condition to above effect shall be incorporated in the Commencement Certificate.
- b) The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.
- c) The parking area to be made available at individual site shall be at minimum 100 sq.mt. at one place either at Ground floor / Stilt floor or first floor.
- d) The maximum parking area that can be provided shall be decided by the Metropolitan Commissioner, NMRDA on considering the location of such site and the parking requirement.
- e) A board showing the location of such public parking space should be displayed at suitable places by the Planning Authority.
- f) Area covered under such parking shall not be counted towards FSI consumption.
- g) Concerned land owner / developer / society / public company shall not be allowed to operate the public parking.
- h) The proposed development shall be further subject to such conditions as may be decided by the Metropolitan Commissioner.

38.7 In case of development or redevelopment, proposed by the Authority / individual applicant / any other Planning Authority, from the edge of the Metro Rail, within 20 mt. distance from the Metro Rail, on its either side, the concerned Planning Authority before granting such permission for development / redevelopment shall seek prior NOC from the Nagpur Metro Railway Corporation Ltd as required under the Metro Railways (Construction of Works) Act, 1978 from the point of view of safety of the Metro Railway and such other related matters.

38.8 In case of any conflict between these Special Regulations and any other Regulation/s of the DCPR, the Special Regulations shall prevail for the NMRC.

38.9 No Compound wall / fencing shall be permissible on the boundary of plot fronting on road and 50% front marginal distance (subject to minimum of 3.0 mt.) shall be kept accessible and to be used as foot paths, for pedestrians. However, it shall be permissible for the applicant to construct / erect fencing, on the boundary, after leaving the space for pedestrians as specified above.

However for the plots situated on 9mt. and 12mt. wide Roads having 100% residential use therefore above rule shall not be made applicable.

38.9.1 Large wholesale stores, car dealer showrooms, warehouses/storages, auto service centers, Garages etc. shall not be permissible in NMRC.

38.9.2 Provision of Inclusive housing shall not be applicable in NMRC.

38.9.3 For Gunthewari development regularized under the provisions of Maharashtra Gunthewari Development Act, 2001 and falling in NMRC, seeking provisions for redevelopment, these regulations shall apply.

- 38.9.4 The width of passage shall be minimum 1.2 mt. for residential use & 2.0 mt. for commercial use.
- 38.10 Above regulations shall be applicable to all buildings (i.e. newly proposed buildings as well as to the old buildings on which building potential is balanced.)
- 38.11 The Metropolitan Commissioner may grant relaxation as per the provision of principle DCPR (Regulation No.16.2)

PART IX
ACQUISITION / DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLAN

39.0 MANNER OF DEVELOPMENT OF RESERVED SITES IN DEVELOPMENT PLAN
(ACCOMMODATION RESERVATION PRINCIPLE)

The use of land situated within the NMRDA Area which has been reserved for certain purpose in the Development Plan shall be regulated in regard to type and manner of development / redevelopment according to the provisions mentioned in following Table.

When owner is allowed to develop the reservation, he should have exclusive ownership/ title of the land without any restriction under any other Act or regulation in force.

Reservation	Person/Authority who may acquire/ develop	Principle For Development through Accommodation Reservation subject to which development is permissible
1	2	3
1)Recreational - 1.1) Open reservations like Garden, Play Ground, Children PG, Open Space, Recreation Ground Park, Park etc	Planning Authority/ Appropriate Authority / Owner	<p>Planning Authority may acquire the land and develop the same for the purpose. The ancillary users like indoor games, public toilet, changing Rooms, gymnasium, canteen, sport shop, meditation, yoga hall, may be allowed at one corner/side of the reservation subject to condition that maximum built-up area for such user shall be 15%, out of which maximum 10% shall be allowed on ground floor& remaining on first floor. However, if the Land under reservation is owned by any Government agency / Authority, in such cases the Planning Authority may allow such Government agency / Authority to Develop full reservation for the said purpose subject to condition as may be decided by the Commissioner and such Developed Amenity shall be open to the general Public.</p> <p>OR</p> <p>The Metropolitan Commissioner may allow the owner to develop the reservation on 70 % of the land and after handing over it to the planning authority free of cost then remaining 30 % land may be allowed to be developed as per adjoining use subject to following terms /conditions:-</p> <p>i) The owner shall be entitled to develop remaining 30 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p>

		ii) The Metropolitan Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in Sr. no (i) above) which shall be utilised as per the TDR utilisation regulations.
1.2) Stadium, Sport Complex, Recreational Centre etc.	Planning Authority/ Appropriate Authority	Planning Authority/ Appropriate Authority shall acquire the land and develop the same for the purpose.
1.3) Swimming Tank/ Swimming Pool	Planning Authority/ Appropriate Authority/ Owner	The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. OR The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the respective Authorities Act, to the Registered Public Institution for developing and running or only for running the same. OR The Owner may be allowed to develop according to the designs; specifications and conditions prescribed by the Metropolitan Commissioner and run the same.
2) Public Utilities a) Cremation round, b) Burial Ground, c) Slaughter House, d) Sewerage Treatment Plant, e) Water Treatment Plant, f) Water Tank	Planning Authority/ Appropriate Authority	2) The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.
3) Commercial Utilities 3.1) Market and Mandies a) Weekly Market/ b) Vegetable Market c) Open Market. d) Hawkers Market	Planning Authority /Appropriate Authority / Owner	The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose. OR i) The Metropolitan Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No (iii) mention

3.2) Shopping centres - a) Shopping Centre, b) Commercial Complex, c) Municipal Market d) Fish Market etc.		below & as per norms prescribed by Metropolitan Commissioner. ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot. iii) The Metropolitan Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr.no (ii) above) which shall be utilised as per the TDR utilisation regulations. iv) Reservation shall allow to be developed in parts.
4) Health Facility a) Health Centre b) Dispensary c) Maternity Home d) Veterinary Hospital/Clinic e) Urban Health Centre f) Rural Hospital and like	Planning Authority /Appropriate Authority / Owner	The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose. OR i) The Metropolitan Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation no (iii) mention below & as per norms prescribed by Metropolitan Commissioner. ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot. iii) The Metropolitan Commissioner, if required, shall allow the TDR for the unutilised FSI only (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations. iv) Reservation shall be allowed to be developed in parts.
5) Transportation – 5.1) Depots and Stands- (a) Bus Stand (b) Bus Depot etc.	Planning Authority /Appropriate Authority / Owner	The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose. OR

(c) Metro Car Shed (d) MRTS Station (e) PMPML		<p>i) The Metropolitan Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No. (iii) mention below & as per norms prescribed by Metropolitan Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p>
5.2) Roads- Proposed Development Plan Roads / Road widening.	Planning Authority/ Appropriate Authority.	The Planning Authority/ Appropriate Authority shall acquire the land and develop the reservation for the same purpose.
5.3) Parking -	Planning Authority /Appropriate Authority / Owner	<p>i) The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>ii) The Planning Authority/ Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the respective Authorities Act, to the Registered Public Institution for developing and running or only for running the same.</p> <p>OR</p> <p>The Owner may be allowed to develop parking space according to the designs, specifications and conditions prescribed by the Metropolitan Commissioner subject to handing over of constructed parking area equal to double the reservation area, to Planning Authority free of cost subject to condition that,</p> <p>i) The operation and the maintenance of the facility will be decided by Metropolitan Commissioner.</p> <p>ii) Parking spaces may be in basement or on stilts or on first/second floor with separate entry & exit.</p> <p>After handing over the above said parking area to the Planning Authority, the owner</p>

		<p>shall be entitled to construct with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot for other permissible user in that zone .</p> <p>iii) The Metropolitan Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p>
<p>6) Educational – (a) Primary School (b) High School (c) College</p>	<p>Planning Authority/ Appropriate Authority/ Registered Public</p>	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose. The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the respective Authorities Act to the Registered Public Educational Institution trust for developing and running or only for running the same.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p>OR</p> <p>i) The Metropolitan Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Metropolitan Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Metropolitan Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which</p>

		<p>shall be utilised as per the TDR utilisation regulations.</p> <p>Provided that the area of reservation to be handed over shall not be less than norms decided by the Education Department.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
(d) Educational Complex	Planning Authority/ Appropriate Authority/ Land Owner	<p>The Planning Authority/ Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>OR</p> <p>The Planning Authority/ Appropriate Authority after acquiring land or after acquiring and constructing the building on it, as the case may be, lease out the same as per the provisions of the respective Authorities Act, to the Registered Public Educational Institution Trust for developing and running or only for running the same.</p> <p>OR</p> <p>The owner may be allowed to develop the reservation for the same purpose. The Registered Public Educational Institution trust on behalf of owner may be allowed to be develop subject to terms /conditions as prescribed by the Planning Authority.</p> <p>OR</p> <p>If the area of the Educational Complex reservation is more than 3.00 Hect, then</p> <p>i) The Metropolitan Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Metropolitan Commissioner.</p>
		<p>ii) The Metropolitan Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 50% land mentioned in (ii).</p>
7) Residential(R)- (a) Public Housing	Planning Authority/ Appropriate Authority/	Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose.

<p>EWS/LIG Housing. (b)High Density Housing. (c)Housing for Dis-housed. (d) Public Housing / Housing for Dis-housed. (e)Reservation similar as above.</p>	<p>Owner</p>	<p>OR</p> <p>i) The Metropolitan Commissioner may allow the owner to develop the reservation, subject to handing over of 40% land alongwith 50% built up area of basic FSI constructed tenements of 25 sq.m. to 30 sq.mt carpet area to the Planning Authority free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Metropolitan Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Planning Authority, if required, shall allow TDR to the owner after deducting in-situ FSI utilized on 40% land mentioned in (i).</p> <p>iv) The Planning Authority / Appropriate Authority shall allot such tenement on priority to the persons dispossessed by implementation of Development Plan.</p> <p>OR</p> <p>The Metropolitan Commissioner may allow the owner to develop the reservation, subject to a) Handing over of 50 % land to Planning Authority, for laying out plots for EWS/LIG , The owner shall thereafter be entitled to develop remaining plot as per the uses permissible in residential zone with permissible FSI of entire plot on remaining plot without taking into account the area handed over to the Planning Authority.</p> <p>The Planning Authority / Appropriate Authority shall prepare layout for EWS/LIG plots and allot such plots on priority to the persons dispossessed by implementation of Development Plan. The Planning Authority may construct EWS/LIG tenements on such land.</p> <p>Owner can select any one option of the above, once the permission for that option is granted and work commenced then he cannot be permitted to shift for other option.</p>
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<p>8) Assembly and Institutional- Town Hall, drama Theatre, Auditorium, Samaj Mandir, Community Hall, Multipurpose Hall etc.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>ii) The Planning Authority / Appropriate Authority after acquiring the land or after acquiring and developing the same, as the case may be, lease out as per the provisions of the respective Authorities Act, to a Registered Public Institution to develop and running or only for running the same.</p> <p>OR</p> <p>i) The Metropolitan Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 50 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Metropolitan Commissioner.</p> <p>ii) The owner shall be entitled to develop remaining 50 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot.</p> <p>iii) The Metropolitan Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr no (ii) above) which shall be utilised as per the TDR utilisation regulations.</p> <p>iv) Reservation shall not be allowed to be developed in parts.</p>
<p>9) Reservations of composite nature like Vegetable Market & Shopping Centre, Town Hall & Library, etc.</p>	<p>Planning Authority/ Appropriate Authority/ Owner</p>	<p>i) The Planning Authority / Appropriate Authority may acquire and develop the site for the same purpose.</p> <p>Clarification- For the reservation of composite nature, proposed in Development Plan except Town Hall& Library, area of each user shall be considered equal i.e. 50-50% and such area shall be allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.</p> <p>For Town Hall & Library, area of Library shall be 10% of area of Town Hall.</p>

10) Reservations which are not included in these regulations but are compatible to other similar type of reservation.	Planning Authority/ Appropriate Authority/ Owner	Planning Authority/ Appropriate Authority may acquire the reserved land and develop for the same purpose. OR The development permissions for such type of user under this Regulation may be granted by the Metropolitan Commissioner in consultation with the Divisional Joint Director of Town Planning, subject to verification of compatibility of both the users and allowed to be developed as per the guidelines applicable for such reservation as mentioned in these regulations.
11) For other buildable reservations shown in Development Plan which are not covered above	Planning Authority/ Appropriate Authority Owner.	The Planning Authority / Appropriate Authority may acquire and develop the reservation site for the same purpose. OR i) The Metropolitan Commissioner may allow the owner to develop the reservation, subject to handing over to the Planning Authority 40 % independent plot along with 50% constructed amenity of total area free of cost in lieu of construction amenity TDR as per general Regulation No.(iii) mention below & as per norms prescribed by Metropolitan Commissioner. ii) The owner shall be entitled to develop remaining 60 % land for the uses permissible in adjoining zone with full permissible FSI of the entire Plot and permissible TDR potential of the entire Plot. iii) The Metropolitan Commissioner, if required, shall allow the TDR for the unutilised FSI if any (after deducting in-situ FSI as mentioned in sr. no (ii) above) which shall be utilised as per the TDR utilisation regulations. iv) Reservation shall be allowed to be developed in parts.
12) Reservations for the Appropriate Authority other than Municipal Corporation	Planning Authority/ Appropriate Authority/ Owner	Planning Authority / Appropriate Authority may acquire the reserved land and develop for the same purpose. OR The Authority may allow the owner to Develop the reservation subject to condition that;

		<p>i) Wherever the reservation is to be developed by the Appropriate Authority other than NMRDA, No Objection Certificate from the Appropriate Authority shall be obtained before granting development permission.</p> <p>ii) The concerned Appropriate Authority (other than the State Government Department) shall deposit cost of construction for the built-up area to be handed over to it, as per Annual Statement of Rates with the Planning Authority. However, the Metropolitan Commissioner shall handover such constructed area to the State Government / concerned State Government Department free of cost.</p>
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General conditions to allow development under above regulations:-

- i) The above permissions for development of reservations shall be granted by the Metropolitan Commissioner as per the norms mentioned in these regulations. Such permission may be granted by the Metropolitan Commissioner where the land is not actually put to acquisition under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or proposal to that effect is not under process.
- ii) If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along with public amenity, then in such cases Metropolitan Commissioner may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium as may be decided by Government from time to time. If ground floor is utilised for parking, then on stilt/first floor with separate entry & exit from public street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no compensation of proportionate undivided land share shall be permissible.
- iii) In cases where not specifically mentioned in this regulation, if the area under the reservation is owned by more than one owners, then the owner/s may come forward jointly or the owners holding atleast 50% or more area shall be allowed to develop the reservation on such land.
- iv) The owner/developer shall be entitled for construction amenity TDR as per the TDR regulations after handing over the constructed amenity free of cost on the land surrendered to the planning Authority under this Regulation. For specific reservation where construction amenity is not required by the Commissioner, in such cases Metropolitan Commissioner should not insist for such amenity.
- v) It shall be obligatory on Planning Authority to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.
- vi) The above permissions for development of reservations shall be granted by the Metropolitan Commissioner as per the norms mentioned in these regulations

vii) The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made available to the general public by the Metropolitan Commissioner within 3 month from possession as per the condition as Commissioner deem fit.

viii) In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid till completion of construction.

ix) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation. Moreover Regulation of required recreational open space shall not be applicable for development of reservation other than Residential purpose as mention at sr.no.7.

x) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot provided that no relaxation in side margin shall be permissible.

xi) Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by Metropolitan Commissioner. Thereafter Planning Authority may levy penalty for any delay.

40.0 TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

40.1 Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).

Development Rights Certificate (DRC) shall be issued by Metropolitan Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.

40.2 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

Compensation in terms of Transferable Development Rights (TDR) shall be permissible for

- i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966;
- ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;
- iii) lands under any new road or road widening proposed under the provisions of any Act ;
- iv) development or construction of the amenity on the reserved land;
- v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;

- vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;
- vii) The purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.

40.3 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances:-

- i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;
- ii) where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.
- iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.
- iv) in cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;
- v) if the compensation in the form of FSI / or by any means has already been granted to the owner.
- vi) where lawful possession including by mutual agreement /or contract has been taken.
- vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.
- viii) For any designation, allocation of the use or zone which is not subjected to acquisition.

40.4 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

40.4.1 Transferable Development Rights (TDR) against surrender of land :-

- a) For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below:-

Area Designated on DP	Entitlement for TDR/DR
Non-congested Area	2 times the area of surrendered land.
Congested Area	3 times the area of surrendered land.

(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)

Provided that, if leveling of land and construction/erection of the compound wall / fencing as per Clause No.40.4.1.b to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-congested area and congested area respectively.

Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 20 % , 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2 ,3 years and 5 years from this notification respectively.

Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR. The quantum of TDR generated from reservations in areas having legal impediment / constraint on construction or development shall be 50% of normal TDR generated as prescribed above. Where there is no such legal impediments / constraints to development or construction, the normal TDR generation shall be as per above regulations.

b) DRC shall be issued only after the land is surrendered to the Authority, free of cost and free from encumbrances and after levelling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 mt above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Metropolitan Commissioner. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Clause 40.4.1.a.

Provided further that, such construction / erection of compound wall/ fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in Regulation No. 40.4.1.a shall be granted without any reduction.

c) If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the Metropolitan Commissioner may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilised for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Metropolitan Commissioner shall quarterly report such cases to Government.

d) In case of lessee, the award of Transferable Development Rights (TDR) shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.

40.4.2 Transferable Development Rights (TDR) against Construction of Amenity-

When an owner or lessee with prior approval of Metropolitan Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Metropolitan Commissioner and hands over the said developed/constructed amenity free of cost to the Metropolitan Commissioner then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula:-

Construction Amenity TDR in sq.m. = A/B * 1.25

Where,

A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.

40.5 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

- 40.5.1** A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted alongwith the documents as may be prescribed by the Metropolitan Commissioner or by the Government from time to time.
- 40.5.2** With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Metropolitan Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Metropolitan Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.
- 40.5.3** The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in congested or non-congested area earmarked on Development Plan. The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall be governed by the formula given below:-

Formula: $X = (R_g / R_r) \times Y$

Where, X = Permissible Utilisation of TDR/DR in sq.m. on receiving plot

R_g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year

R_r = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year

Y = TDR debited from DRC in sq.m.

40.5.4 Utilisation of Transferable Development Rights (TDR) and Road Width Relation:-

1) Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot shall be, subject to the road width, as prescribed below:-

Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading
1	2	3
1	9mt and above but less than 12	0.40
2	12mt and above but less than 18	0.65
3	18mt and above but less than 24	0.90
4	24mt and above but less than 30	1.15
5	30 mt. and above	1.40

Note:-

i) Column No.3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier regulations shall remain in force except for Gaothan / Congested areas. Provided also that the above utilisation of TDR would be available to an existing road width of 9mt and above so marked under the relevant Municipal Corporation Act.

ii) Maximum Building potential shall be the basic FSI+TDR +Additional FSI if any +Road widening FSI of the very said plot if any subject to limitation mention in Regulation no 26.3/Table no.11/Column No.6. However the Metropolitan Commissioner shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development.

iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.

iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include atleast 20 % slum TDR (wherever applicable) and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above .

v) If a plot is situated on internal road having dead end within 50 mt. from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR.

2) Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.

3) Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in Regulation No 40.5.4.1 shall not be applicable.

4) The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.

5) Areas Restricted from Utilisation of Transferable Development Rights (TDR) :-

Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas:-

- a) Agricultural / no development / Green zone / HTHS Zone and Bio Diversity Park reservation in the Development Plan.
- b) Area within the flood control line i.e. blue line (prohibitive zone) as specified by Irrigation Department.
- c) Coastal regulation zone.
- d) Where the permissible basic Zonal FSI is less than 0.75.
- e) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defence restriction areas, etc.) or under these regulations.

40.6 GENERAL STIPULATION:-

- 40.6.1** Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the grant of Development Rights shall

be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.

Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i)share of Government and land holder ii)transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.

40.6.2 DRC shall be issued by the Metropolitan Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a "transferable and negotiable instrument" after the authentication by the Metropolitan Commissioner. The Metropolitan Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.

40.6.3 The Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.

40.6.4 Transfer of DRC-

1) The Metropolitan Commissioner shall allow transfer of DRC in the following manner

i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.

ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Metropolitan Commissioner with an application alongwith relevant documents as may be prescribed by the Metropolitan Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Metropolitan Commissioner and in such circumstances the Certificate shall be available for use only to the holder / transferor.

2) The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.

40.6.5 The Metropolitan Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-

i. Under direction from a competent Court.

ii. Where the Metropolitan Commissioner has reason to believe that the DRC is obtained a) by producing fraudulent documents b) by misrepresentation,

40.6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing Development Control Regulations,

40.6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.

40.6.8 DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding Transferable Development Rights (TDR) receiving potential, the total area of the reservation before surrender, shall be considered.

40.6.9 Infrastructure Improvement Charges-

The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.

40.7 VESTING OF LAND :-

40.7.1 The Metropolitan Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.

40.7.2 In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Metropolitan Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.

Provided also that, if such Appropriate Authority is the State Government Department, the Metropolitan Commissioner shall handover the possession of such land to the concerned Department free of cost.

PART- X REQUIREMENTS OF PARTS OF BUILDINGS

41.0 This part sets out the standard space requirements of various parts of building, light and ventilation, the building services, fire safety, etc. The following parts of a building, wherever present, shall conform to the requirements given herein:

41.1 Plinth:-

- i) The plinth of building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall not be less than 45 cm above the surrounding ground level. In areas subjected to flooding, the height of the plinth shall be at least 45cm. above the high flood level or greater than 45 cm. as may be decided by the Planning Authority in deserving cases.
- ii) Interior Courtyards, Covered parking spaces and garages shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.
- iii) In the case of special housing schemes undertaken by public agencies for low income group and economically weaker section of society, the minimum height of plinth shall be not less than 30 cm. The minimum height of plinth shall be regulated on the basis of environmental & topographical condition & higher plinth height may be required in areas prone to flooding.

41.2 Habitable Room:-

41.2.1 Size and Dimension of Habitable Rooms

Internal dimensions & size of rooms for various uses and occupancies shall be as in Table No.17 below:-

Table No. 17			
No	Occupancy	Minimum Area in sq. m.	Minimum width in m.
(1)	(2)	(3)	(4)
1	Any habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging & boarding/housing etc. except kitchen.	9.5	2.4
	Any Habitable room from any other occupancy like hostels, residential hotel, lodging & boarding houses etc.	9.5	2.4
2	Room in a single – room tenement in Housing scheme for EWS & LIG.	12.5	3.0
3	Room in two-room tenements-		
	a) one of the rooms	9.5	2.4
	b) other room	7.5	2.4
	Room in a two-room tenement in Housing scheme for EWS & LIG		
	a) one of the room	9.0	2.5
	b) other room	6.5	2.1

4	Single bedded room in a hostel of a recognized educational institutions	7.5	2.4
5	Shop in R 1 zone	6.0	1.8
	Shop in other than R 1 zones	10	2.0
6	Class room in an educational building	38	5.5
7	Institutional building (Hospital)		
	a) Special room	9.5	3
	b) General Ward	40	5.5
8	Cinema Hall, auditorium assembly hall etc.	Inconformity with the Maharashtra Cinema Rules	

Note : Where enclosed balcony area is to be counted in minimum dimensions required for a room, then such enclosed width shall not be more than 1/3 of the dimension of that room.

41.2.2 Height of Habitable Rooms

The minimum and maximum height of a habitable room shall be given in Table No. 18 hereunder:

Table No. 18 Height of Habitable Rooms			
No.	Occupancy	Minimum Height (m)	Maximum Height (m)
(1)	(2)	(3)	(4)
1	Flat Roof -		
	a) Any habitable room	2.75	4.2
	b) Habitable room in LIG Housing	2.6	4.2
	c) Air-conditioned habitable room	2.4	4.2
	d) Assembly Halls, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Entrance Halls and Lobbies to department stores and assembly halls.	3.6	4.2 Subject to written permission of the Metropolitan Commissioner greater height may be permitted.
	e) shops	3.0	4.2
2	Pitched roof-		
	a) Any habitable room	2.75	4.2
	b) Habitable room in EWS / LIG Housing.	2.6 (average with 2.0 m. at the lowest point)	4.2 (average with 3.2 m. at the lowest point)

Provided that -

- i) The minimum head-way under any beam shall be 2.4 m.
- ii) in all occupancies, except those included in serial no. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 percent of the relevant floor area.

41.3 Kitchen-

41.3.1 Size of Kitchen:-

- i) The area of the kitchen where separate dining area is provided shall be not less than 5.5sq.m. with a minimum width of 1.8m, where a kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.mt. with a minimum width of 2.1m.
- ii) In case of special housing scheme, undertaken by public agencies for low income group and economically weaker section of the society, the size of a cooking alcove serving as cooking space shall not be less than 2.4sq.m. with a minimum width of 1.2m.. The size of individual kitchen provided in a two-roomed house shall be not less than 3sq.m. with a minimum width of 1.5 m.

41.3.2 Height of Kitchen:-

The height of a kitchen measured from the surface of the floor, to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m. except for the portion to accommodate floor trap of the upper floor subject to provisions of Regulation No.41.2.2.

41.3.3 Other requirements of kitchen:-

Every kitchen shall have:

- i) unless separately provided, means for the washing of kitchen utensils which shall lead directly or through a sink to grated and trapped connection to the waste pipe;
- ii) an impermeable floor;
- iii) a flue, if found necessary;
- iv) window of not less than 1 sq.m. in area, opening directly on to an interior or exterior open space, but not into a shaft and
- v) refuse chutes, in the case of High Rise residential buildings more than 15 m. in height.

41.3.4 Requirements regarding pantry:-

A pantry shall have –

- i) A floor area of not less than 3 sq.m. with the smaller side not less than 1.4 m.
- ii) A sink for the cleaning of kitchen's utensils which shall drain through a grated and trapped connection to the waste water pipe where water borne sewerage system is not available and the grated connection shall be made to the pucca surface drain leading to soak pit. or other approved system of disposal; and
- iii) An impermeable floor and an impermeable ddo 0.9 m. high.

41.4 Bath Rooms, Water Closets, combined bath room plus water closet:-

41.4.1 Size of bath room and water closet:-

- i) The size of a bathroom shall be not less than 1.8 sq.m. with a minimum width 1.2 m. The size of a water closet shall be not less than 1.10 sq.m with a minimum width of 0.9m. The minimum area of a combined bathroom and water-closet shall be 2.8 sq. m. with a minimum width of 1.2 m.

The minimum size shall be as under-

- (a) Independent Bathroom 1.00 x 1.20 m.

(b) Independent Water closet 0.9 m. x 1.10 m.

(c) Combined bath room and water closet. 1.80 sq. m. with minimum width of 1.00 m.

ii) In the case of EWS/LIG housing scheme the sizes of bathroom and water-closets shall be as follows:-

- a) The size of independent water-closet shall be atleast 0.90sq.m. with minimum width of 0.9m.
- b) The size of independent bathroom shall be atleast 1.20sq.m. with a minimum width of 1.00m &
- c) The size of combined bathroom & water-closet shall be atleast 1.80sq.m. with minimum width of 1.0m.

41.4.2 Height of bath room and water closet:-

The height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall be not less than 2.1m.

41.4.3 Other requirement of bath room and water closet:-

Every bathroom or water-closet shall -

- i. be so situated that atleast one of its walls shall open to external air,
- ii. not be directly over or under any room other than another water-closet, washing place, bath or terrace, unless it has a water-tight floor,
- iii. have platform or seat made of water-tight non-absorbent material;
- iv. be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room.
- v. every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In EWS/LIG housing, however, no such flushing cistern need be provided,
- vi. be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards veranda or any other room,
- vii. in High Density housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is not high.
- viii. all the sewerage outlets shall be connected to the sewerage system. Where no such systems exist a septic tank shall be provided within the plot conforming to the requirements of Regulation No.41.30.
- ix. have a window or ventilator, opening to a shaft or open space, of area not less than 0.3sq.m. with side not less than 0.3m.

41.4.4 Restriction on use of room containing water closet:-

No room containing a water-closet shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water-closet shall have a door completely closing the entrance to it.

41.5 Ledge or Tand / Loft :-

41.5.1 Ledge or Tand / Loft:-

Location and extent - Lofts may be provided over kitchen, habitable rooms, bathrooms, water closets, and corridor within a tenement in residential buildings, over shops and in industrial building, as mentioned in below Table No.19subject to the following restrictions-

- i The clear head room under the loft shall not be less than 2.2m.
- ii Loft in commercial areas and industrial building shall be located 2 m. away from the entrance.
- iii Loft shall not interfere with the ventilation of the room under any circumstances.

iv The minimum headroom of Ledge or Tand / Loft shall be 2.2m.

v The maximum height between loft and ceiling shall be 1.5m.

Table No.19 Provision of Loft		
Sr. No.	Rooms over which Permitted	Maximum Coverage (Percentage to area or room below)
(1)	(2)	(3)
1	Kitchen/Habitable room	25
2	Bathroom, water closet, corridor	100
3	Shops with width up to 3m.	33
4	Shops with width exceeding 3m.	50
5	Industrial	33

41.6 Mezzanine Floor

41.6.1 Size of Mezzanine Floor-The minimum size of the mezzanine floor, if it is to be used as living room, shall not be less than 9.5sq.m. The aggregate area of such mezzanine floor shall in no case exceed 50 % of built-up area of that room, shops etc.

Note : Mezzanine floor area shall be counted towards FSI.

41.6.2 Height of Mezzanine Floor:

The minimum height of a mezzanine floor shall be 2.2 m. The head room under mezzanine floor shall not be less than 2.2 m

41.6.3 Other requirements of Mezzanine Floor:

A mezzanine floor may be permitted over a room or a compartment provided

- it conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.50 sq.m. or more.
- it is so constructed as not to interfere, under any circumstances, with the ventilation of the space over & under it.
- such mezzanine floor or any part thereof will not be used as a kitchen.
- it is atleast 1.8 m. away from front wall of such rooms.
- access to the mezzanine floor is from within the respective room only.
- in no case shall a mezzanine floor be closed so as to make it liable to be converted into unventilated compartments

41.7 Store Room:-

41.7.1 Size of Store Room:-

The floor area of a store room in a residential building where light ventilation and height are provided at standards lower than as required for living room shall not be more than 3 sq. m. One or more store rooms may be allowed considering size of flat. Prayer/pooja room may be allowed in same manner.

41.7.2 Height of Store Room:-

The height of a store room shall not be less than 2.2m.

41.8 Garage:**41.8.1 Size of private Garage:-**

The size of a private garage in residential building shall not be less than 2.5 m x 5.0m. and not more than 3.0m x 6.0m. The garage, if located in the side open space, shall not be constructed within 3.0 m. from the main building, but at least 7.5 m. away from any access road.

41.8.2 Size of public Garage:-

The size of a public garage shall be calculated based on the number of vehicles to be parked.

41.8.3 Height of private Garage:-

The minimum and maximum height of garage shall be 2.4 m. and 2.75 m. respectively.

41.8.4 Plinth of private Garage:-

The plinth of garage located at ground level shall not be less than 15 cm. above the surrounding ground level.

41.8.5 Set Back of private Garage:-

The garage shall set-back behind the building line for a street or road on which the plot abuts and shall not be located affecting the access ways to the building. If the garage is not set-back as aforesaid, the Planning Authority may require the owner or occupier of the garage to discontinue use, of premises or to take such other measures as the Planning Authority may consider necessary in order to prevent danger or obstruction to traffic along the street.

41.9 Location of Garage in case of corner plot:

When the site fronts on two streets, the location of a garage (in a corner plot) (if provided within the marginal distances) shall be on diagonally opposite the point of intersection.

41.10 Roofs:-

The roof of a building shall be so constructed or framed as to permit effectual drainage of the rainwater there from by means of sufficient rainwater pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain-water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent buildings.

The Metropolitan Commissioner may require rainwater pipes to be connected to a drain or sewer through a covered channel formed beneath the public foot path to connect the rainwater pipe to the road gutter or in any other approved manner, if not used for rain water harvesting.

Rainwater pipes shall be affixed to the outside of the walls of the buildings or in recesses or cut formed in such walls.

41.11 Basements:-

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines

- a) storage of household or other goods or ordinarily non-combustible material;
- b) Strong rooms, bank lockers, safe deposit vaults. etc.
- c) air-conditioning equipments and other machines used for services and utilities of the building;
- d) parking spaces;
- e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);

- f) Effluent Treatment Plant, suction tank, pump room;
- g) Users strictly ancillary to the Principal user.

Provided that the users mentioned at (a) & (b) above shall be permitted in the 1st basement only by counting in F.S.I. subject to the following conditions:

- i) All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.
- ii) All the planning standards (particularly as regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose.
- iii) Users other than (a) and (b) shall not be counted in FSI.

Provided that,

- i) if the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 m. from the plot boundary.
- ii) multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the Metropolitan Commissioner may allow only one ramp with not less than 6.0 m. in width.
- iii) if the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.

The basement shall have the following requirements:-

- i) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;
- ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air-conditioning systems, etc.;
- iii) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.
- iv) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement;
- v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;
- vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (d) (iv) above.

41.12 Ramp-

A) Non Vehicular Ramp-

All the requirements of stairways in Regulation No.41.28 shall apply mutatis mutandis to non-vehicular ramp. In addition, the following requirement shall be complied with.

- a) Ramps with a slope of not steeper than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limited dimensions. In certain cases steeper slopes may be permitted but in no case greater than 1 in 8.

Ramps shall be surfaced with approved non-slip slipping material. Provided that in the case of public offices, hospitals, assembly halls, etc. the slope of the ramp shall not be more than 1: 12.

- b) The minimum width of the ramps in hospitals shall be 2.25 m.
- c) Handrails shall be provided on both sides of the ramp.
- d) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.
- e) For building above 24 m. in height access to ramps from any floor of the building shall be through smoke stop door.
- f) When there is a difference in level between connected areas for horizontal exits, ramps not more than 1 in 10 slope shall be provided; steps shall not be used.
- g) For High Rise building, if marginal open space is greater than minimum 6 m. then ramps may be permitted.

B) Ramp to basements and upper storeys for vehicles-

For parking spaces in a basement and upper floors, atleast two ramps of minimum 3.00m. width or one ramp of 6.00meter width and slope not more than 1:10 shall be provided preferably at the opposite ends.

C) In case of special building mentioned in Regulation No.6.2.2.g, ramp may be permitted in the side and rear marginal distances after leaving 6.0 m. distance from the plot boundary for movement of fire-fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps may be allowed in front marginal distances facing the smaller road or less important road from traffic point of view.

41.13 Podium -

Podium for parking of the vehicle may be permitted with following requirements / conditions

- i) Every podium shall be in every part at least 2.4 m. in height from the floor to the soffit of beam.
- ii) Podium shall not be provided in front setback space.
- iii) Podium shall only be used for parking and it shall be designed to take load of fire engine.
- iv) Podium shall be permissible for plots having 1500 sq.m. and above and may be in multilevel.
- v) Podium shall be permissible joining two or more buildings or wings of buildings.
- vi) Podium shall be allowed at a distance of 4.50 m. from the plot boundary with minimum 6.00 meter from atleast one side.
- vii) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- viii) No required recreational Open Space is allowed on Podium.

41.14 Balcony-

Balcony or balconies of a minimum width 1.00 m. and maximum of 2.00 mt may be permitted at any floor except ground floor, not more than 15 % of the built up area of the same floor and such balcony projection shall be subject to the following conditions:-

- (i) In non-congested area, no balcony shall reduce the marginal open space to less than 3 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m. or less and in marginal distances subject to 1.0m. clear marginal distance from the plot boundary to the external face of the balcony.
- (ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance.
- (iii) The width of the balcony shall be measured perpendicular to the building upto the outermost edge of balcony.
- (iv) The balcony should not be enclosed and declaration regarding this shall be submitted by the owner/developer/Architect at the time of approval of building permission and the same shall be mention in the agreement or sale deed .
- (v) Nothing shall be allowed beyond the outer edge of balcony.

41.15 Stilt-

Stilt may be permitted on any floor subject to height of floor upto the soffit of the beam shall not be less than 2.4 m. In case of stilt on ground floor, plinth shall not be more than 15 cm from surrounding ground level.

41.16 Chimneys-

Chimneys, where provided, shall conform to the requirements of IS: 1646-1960 Indian Standard Code of Practice for Fire Safety of Building. Provided that the chimney shall be built atleast 0.9 m. above flat roof. In the case of sloping roof, the chimney top shall not be less than 0.6 m. above the ridge of the roof from which the chimney penetrates.

41.17 Letter box-

A letter box of appropriate dimensions shall be provided on the ground floor of residential and commercial buildings with five and more storeys.

41.18 Meter Room-

For all buildings above 15 m in height and in special occupancies, like educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having area more than 500sq.m. on each floor, provision shall be made for an independent and ventilated meter (service) room, as per requirements of electric (service) supply undertakings on the ground floor with direct access from outside for the purpose of termination of electric supply from the licensee's service and alternative supply cables. The door/doors provided for the service room shall have fire resistance of not less than two hours.

41.19 Lighting and ventilation of room-

i) Adequacy and manner of provision-

1. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area. In case of Konkan region, it shall not be less than 1/6th of floor area.
2. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting / ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
3. Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII - Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of

buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed

ii) **Ventilation Shaft**-For ventilating the spaces for water closets & bathrooms, if not opening on front, side, rear & interior open spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values given below:

Table No. 20			
Sr. No.	Height of Buildings in m.	Cross-section of Ventilation shaft in sq. m.	Minimum one dimension of the shaft in m.
(1)	(2)	(3)	(4)
1	Upto 10	1.2	0.9
2	Upto 12	2.4	1.2
3	Upto 18	4.0	1.5
4	Upto 24	5.4	1.8
5	Upto 30	8.0	2.4
6	Above 30	9.0	3.0

iii) Artificial Lightning and Mechanical ventilation - where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India, 2005.

iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation stand relaxed.

41.20 Overhead Tanks:

Every overhead water storage tank shall be maintained in a perfectly mosquito-proof condition by providing a properly fitting hinged cover and every tank more than 1.5 m. in height shall be provided with a permanently fixed iron ladder.

41.21 Parapet:

Parapet walls and handrails provided on the edges of roof terraces, balcony, veranda shall not be less than 1.05m, and not more than 1.2m in height from the finished floor level.

41.22 Cabin:

Where cabins are provided, a clear passage not less than 0.9 m. wide will be maintained. The size of a cabin shall not be less than 3 sq.m. and the distance from the farthest space of cabin to the nearest exit shall not be more than 18.5m. if the cabin does not derive direct light and ventilation from any open spaces / mechanical means, its maximum height shall be 2.2m.

41.23 Boundary /Compound Wall:

- Unless the special permission of the Metropolitan Commissioners obtained, the maximum height of the front compound wall shall be 1.5 m. above the central line of the front street. Compound wall up to 2.4 m. height may be permitted if the top 0.9 m. is of open type construction (railings).
- In the case of a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the inter sections and the remaining height of 0.75 m. if required in accordance with sub-regulation (i) may be made up of open type construction (through railings)

iii) The provision of sub-regulations (i) and (ii) shall not be applicable to boundary walls of jails.

iv) In the case of industrial buildings, electric sub-stations, transformer stations, institutional buildings like sanatoria, hospital, industrial building like workshops, factories and educational buildings like schools, colleges including the hostels and other user of public utility undertakings the height up to 2.4 m. may be permitted by the Metropolitan Commissioner.

41.24 Society Office:

In the case of multi-storied multi-family dwelling apartments constructed for co-operative housing societies or apartment owner's co-operative societies, a Society Office upto 12 sq.m. shall be provided on the ground floor or uppermost floor. If the numbers of flats are more than 20 the maximum size of the Society Office shall be of dimension of 20 sq.m.

41.25 Exit requirements-

41.25.1 General Exit requirements-

- a) An exit may be a doorway, corridor, passageway(s) to an internal staircase, or external staircase, or to a VERANDA or terrace(s), which have access to the street, or to the roof of a building or a refuge area. An exit may also include a horizontal exit leading to an adjoining building at the same level.
- b) Lifts and escalators shall not be considered as exits.
- c) Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.
- d) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.
- e) In every building or structure, exits shall comply with the minimum requirements of this part, except those not accessible for general public use.
- f) No building shall be so altered as to reduce the number, width or protection of exits to less than that required.
- g) Exits shall be clearly visible and the route to reach the exits shall be clearly marked and signs posted to guide the occupants of the floor concerned.
- h) The floors of areas covered for the means of exit shall be illuminated.
- j) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
- k) Exits shall be so arranged that they may be reached without passing through another occupied unit.

41.25.2 Type of Exits:

An exit may be a doorway, a corridor, a passage or a way to an internal staircase or external staircase, ramp or to a veranda and/or terraces which have access to the street or to roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level. Lifts and escalators shall not be considered as exits.

41.25.3 Number and Size of Exits

The requisite number and size of various exits shall be provided, based on number of occupants in each room and floor based on the occupant load, capacity of exits; travel distance and height of building as per provisions of Regulation No.41.25.4. and 41.25.5.

41.25.4 Arrangement of Exits:

Exits shall be so located that the travel distance on the floor shall not exceed 22.5 m. for residential, education, institutional and hazardous occupancies and 30 m. for assembly business, mercantile, industrial, storage & hazardous occupancies. Whenever more than one exit is required for a floor of a building, exits shall be placed at remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

41.25.5 Occupant Load:

For determining the exits required, the number of persons within any floor area or the occupant load shall be based on the actual number of occupants, but in no case less than that specified in Table No.21 below-

Table No. 21 Occupant Load		
Sr. No.	Group of Occupancy	Occupant Load Floor Area in sq.m. per person
(1)	(2)	(3)
1	Residential	12.5
2	Educational	4
3	Institutional	15 (See Note 1)
4	Assembly	
	a) With fixed or loose seat and dance floors	0.6 (See Note 2)
	b) Without seating facilities including dining rooms	1.5(See Note 2)
5)	Mercantile	
	a) Street floor & Sales basement	3
	b) Upper sale floors	6
6)	Business and industrial	10
7)	Storage	30
8)	Hazardous	-10

Note:

- Occupant load in dormitory portions of homes for the aged, orphanages, insane, asylums etc. where sleeping accommodation provided, shall be calculated at not less than 7.5 sq.m. gross floor area per person.
- The gross floor area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storeys above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly place. No deductions shall be made in the area for corridors, closets or other subdivisions, that area shall include all space serving the particular assembly occupancy.

41.25.6 Capacity of Exits-

- Occupants per unit exit width shall be in accordance with Table No. 22

Table No. 22 Occupants per unit exit width				
Sr. No.	Group of Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
(1)	(2)	(3)	(4)	(5)
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60

5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

2) For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled.

3) The gross floor area shall include, in addition to the main assembly rooms or space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.

4) No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; the area shall include all space serving the particular assembly occupancy shall be reckoned.

41.25.7 Provision for Staircase-

All buildings having height more than ground floor shall have provision of staircase. The special buildings specified in Regulation No.6.2.2.g shall have two staircases out of which one shall be fire escape staircase.

They shall be of enclosed type. At least one of them shall be on external walls of buildings and shall open directly to the exterior, interior open space or to an open place of safety. Further, the provision or otherwise of alternative staircases shall be subject to the requirements of travel distance being complied with.

Provided that for purely residential building/residential building along with ground floor mix use having height upto 24 meters and built up area on any floor does not exceed 500 sq.mts. an additional staircase shall not be insisted. Provided also that in such cases width of stair case shall be minimum 1.50 mt.

41.25.8 Width of stair case-

Notwithstanding anything contained in regulations 41.25.3, 41.25.4 & 41.25.5 the following minimum width provision shall be made for staircases flight/corridor.

Table No. 23			
S.No.	Use of Building	Minimum width Of Stair Case	
		built-up area on floor served by single staircase is upto 500 sq.m.	built-up area on floor served by single staircase is above 500 sq.m.
1	Multi-storeyed Residential Building	1.20 mtr	1.50 m.
2	Residential hotel buildings	1.50 mtr	1.80 m.
3	Assembly Building like auditorium, theatres and cinemas etc., Mangal Karyalaya, Marriage Hall.	1.80 m.	2.00 m.
4	Institutional Buildings like hospitals and educational	2.00 mtr	2.30 m.
5	All other Buildings, including commercial buildings	1.50 mtr	1.80 m.

Note:-

- i) for individual house and row housing with 2 storeys, the minimum shall be 0.75 m.
- ii) The width of the mid-landing/quarter landing should not be more than 1.5 times and the floor landing should not be more than two times of the width of the stair flight.

41.25.9 Corridors:

- (a) The minimum width of a corridor other than internal passages shall be calculated based on the provisions of a Regulation No.41.25.8 as per the corresponding width of staircase;
- (b) In case of more than one main staircase of the building interconnected by a corridor or other enclosed space, there shall be at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircases.
- (c) The passages (covered or uncovered) including an arcade, a courtyard, a porch or portico, spaces to be left open to sky in accordance with these Regulations, in any premises shall not be used for any other purpose than the one permissible.

41.25.10 Lifts and Escalators:-**a) Lifts:-**

Atleast one lift shall be provided in every building more than 15m. in height. In case of buildings more than 24m high atleast two lifts shall be provided. However, in the case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor.

- (a) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
- (b) Grounding switch at ground floor level to enable the fire service to ground the lift cars in any emergency shall also be provided;
- (c) The lift machine room shall be separate and no other machinery shall be installed therein.
- (d) The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of Lifts and Escalators of Part 8- Building Services, of the National Building Code of India, 2005.

b) Escalators :-

Escalators may be permitted in addition to required lifts. Such escalators may be permitted in atrium area in shopping malls / public buildings.

41.25.11 Fire Lift-

Where applicable, fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15 m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lift. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communication equipment for communicating with the control room on the ground floor of the building. The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.

41.26 Requirements of individual exit at each floor-

The detailed requirements in respect of exits shall be as provided in regulations 41.26.1 to 41.26.7 (both inclusive) given below.

41.26.1 Doorways-

- i) Every exit doorway shall open into an enclosed stairway or a horizontal exit, or a corridor or passageway providing continuous and protected means of egress:-
- ii) No exit doorway shall be less than 100 cm. in width except assembly buildings where door width shall be not less than 200 cm. Doorway shall be not less than 200 cm. in height. Doorways for the bathrooms, water-closets or stores shall be not less than 75 cm. wide.
- iii) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when opened shall reduce the required width of stairways or landing to less than 90 cm. Overheads or sliding doors shall not be installed.
- iv) Exit door shall not open immediately upon a flight of stair. A landing equal to at least the width of the door shall be provided in the stairway at each doorway. Level of landing shall be the same as that of the floor which it serves.
- v) Exit doorway shall be openable from the side which they serve without the use of a key.
- vi) Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.

41.26.2 Revolving doors-

Revolving doors shall not be used as required exits except in residential business and mercantile occupancies; they shall not constitute more than half the total required door width.

41.26.3 Stair Ways:

- i) Interior staircase shall be constructed of non-combustible materials throughout
- ii) Interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- iii) A staircase shall not be arranged around a lift shaft
- iv) Hollow combustible construction shall not be permitted.
- v) The minimum width of tread without nosing shall be 25 cm. for an internal staircase for residential building. In the case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping.
- vi) The maximum height of riser shall be 19 cm. in the case of residential buildings and 15cm. in the case of other buildings. They shall be limited to 15 per flight.
- vii) Handrails shall be provided with a minimum height of 100 cm. from the centre of the treads to the top of the handrails. Balusters / railing shall be provided such that the width of staircase does not reduce.
- viii) Floor indicator - The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.
- ix) The minimum headroom in a passage under the landing of a staircase shall be 2.2 m.
- x) For building more than 15m. in height or more access to main staircase shall be gained through at least half an hour fire resisting automatic closing doors placed in the enclosing wall of the staircase. It shall be a swing type door opening in the direction of the escape.
- xi) No living space, store or other space including fire risk shall open directly into the staircase.
- xii) External exit door of staircase enclosure at ground level shall open directly to the open spaces

or should be reached without passing through any door other than a door provided to form a draught lobby.

xiii) In the case of assembly, institutional or residential occupancies or hotels or industrial and hazardous occupancies, the exit sign with arrow indicating the way to the escapes route shall be provided at a height of 0.5 m. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs should be flushed with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indicating boards prominently indicating the number of floor. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of the size not less than 0.5 x 0.5 m.

xiv) In case of a single staircase, it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. Whenever the building is served by more than one staircase one of the staircases may lead to basement level provided the same is separated at ground level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement areas at various basement levels by a protected and ventilated lobby or lobbies.

41.26.4 Fire escape or external stairs:-

Fire escape staircase, when provided, shall comply the following:

- i) External stairs shall always be kept in sound operable conditions.
- ii) All external stairs shall be directly connected to the ground.
- iii) Entrance to the external stairs shall be separate and remote from the internal staircase.
- iv) Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.
- v) The route to the external stairs shall be free of obstructions at all times.
- vi) The external stairs shall be constructed of non-combustible materials, and any doorway leading it shall have the required fire resistance.
- vii) No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degree from the horizontal.
- viii) External stairs shall have straight flight not less than 1250 mm wide with 250 mm treads and risers not more than 190 mm. The number of risers shall be limited to 15 per flight.
- ix) Handrails shall be of a height not less than 1000 mm and not exceeding 1200 mm. There shall be provisions of balusters with maximum gap of 150 mm.
- x) The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral stair case shall be not less than 1500 mm in diameter and shall be designed to give adequate headroom.
- xi) Unprotected steel frame staircase will not be accepted as means of escape. However, steel staircase in an enclosed fire rated compartment of 2 h will be accepted as means of escape.

41.26.5 Corridors and passageways -

- i) The minimum width of a corridor shall not be less than 75cm. in the case of 2 storeys row housing residential buildings and 100cm. in the case of other buildings and actual width shall be calculated based on the provision of Regulations No.41.25.3 to 41.25.5 (both inclusive)
- ii) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.
- iii) Exit corridors & passageways shall be of width not less than the aggregate required width of

exit doorways leading from them in the direction of travel of the exterior/stairways.

iv) Where stairways discharge through corridors & passageways the height of the corridors & passageways shall not be less than 2.4 m.

v) All means of exit including staircases, lifts, lobbies & corridors shall be adequately ventilated.

41.27 Refuge Area:-

For buildings more than 24 m in height, refuge area of 15 sq.m. or an area equivalent to 0.3 sq.m. per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under :

The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection and open to air at least on one side protected with suitable railings.

a) For floors above 24 m and Up to 39 m-One refuge area on the floor immediately above 24 m.

b) For floors above 39 m-One refuge area on the floor immediately above 39 m and soon, after every 15 m. Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints not more than 10% of required refuge area shall not be counted in FSI.

41.28 Water Supply and Drainage arrangement:-

Every plot individually for a building or group of buildings shall provide for drinking water storage facilities and sub-soil dispersion system within its boundaries.

41.29 Wells:-

Wells, intended to supply water for human consumption or domestic purposes, may be permitted at suitable place.

Requirements:-

The well other than a bore well or a tube well shall:-

a) have a minimum internal diameter of not less than 1 m.

b) be constructed to a height not less than 1 m. above the surrounding ground level, to form a parapet or kerb and to prevent surface water flowing into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m in every direction from the parapet from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.

c) be of sound and permanent construction (PUCCA) throughout. Temporary exposed (KUTCHA) wells shall only be permitted in fields or gardens for purposes of irrigation; and

d) the interior surface of the lining or walls of the well shall be rendered impervious for a depth of not less than 1.8 m measured from the level of the ground immediately adjoining the well head.

41.30 Sub soil dispersion system/septic tank:-

Every building, group of buildings together shall be either connected to the Municipal Drainage system or provided with sub-soil dispersion system in the form of septic tank which shall be governed by the following or any other alternative design and specifications

1) Design of septic tank:-

Where a septic tank is used for sewage, disposal the location, design and construction of the septic tank shall conform to requirements of the following Regulations.

2) Location of septic tank and subsurface absorption system:-

A subsoil dispersion system shall not be closer than 18 m. from any source of drinking water such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures.

3) Requirements:-

- a) Septic tanks shall have minimum width of 75 cm. a minimum depth of one meter below the water level and a minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 times the width.
- b) Septic tanks may be constructed of brickwork, Stone Masonry, concrete or other suitably material as approved by the Authority.
- c) Under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment.
- d) Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe;
- e) The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.
- f) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 m. when the septic tank is at least 15 m. away from the nearest building and to a height of 2 m. above the top of the building when it is located closer than 15 meters.
- g) When the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross sectional dimension of 90 cm. and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm from the top as an anti-mosquito measure; and
- h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. No dispersion trench shall be longer than 30 m and trenches shall not be placed closer than 1.8 m.

41.31 Structural safety, water supply, drainage and sanitary requirement, outdoor display and other services-

Building shall be planned, designed and constructed to ensure structural safety, water supply, drainage, sanitary requirement, outdoor display and other services etc. shall be as per National Buildings Code of India unless otherwise specified Part-XIII of these regulations.

41.32 Additional requirements in case of Housing Schemes

Following amenities shall be provided in any housing scheme and shall be counted in FSI

- i) Fitness Centre, Creche, society office cum letter box room, admeasuring area of about 20 sq.m.in scheme having minimum 100 flats and there after additional 20 sq.m. area for every 300flats.
- ii) Sanitary block for servants having maximum area of 3.00 sq.m. in schemes having minimum100 flats and thereafter additional 3.00 sq.m. area for every 200 flats.
- iii) Drivers room of size 12 sq.m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq.m. area for every 300 flats.

In case of scheme having more than 1000 flats, the above amenities shall be reasonably provided keeping in view the above requirements.

PART - XI

PARKING, LOADING AND UNLOADING SPACES

42.0 PARKING, LOADING AND UNLOADING SPACES

42.1 Parking spaces - Wherever a property is to be developed or redeveloped, parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned with reference to the additional space only and not to the whole of building but this concession shall not apply where the use is changed. The provisions for parking for number of vehicles for different occupancies shall be as given in Table No. 25

42.2 General space requirement

a) **Location of parking spaces**-The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and / or lock up garages. The height of the stilt shall generally be allowed upto 3 m. and shall not be less than 2.5m from the bottom of the beam. More height may be allowed in case of shopping mall, hotels etc. as per requirements.

b) **Size of parking space:** The minimum sizes of parking spaces to be provided shall be as shown below in Table No. 24.

Table No. 24		
Sr.No	Type of Vehicle	Minimum Size/ area of parking space
1	Motor vehicle	2.5 m X 5 m
2	Scooter, Motor Cycle.	1.0 m. x 2.0 m.
3	Bicycle	0.5 m. x 1.0 m.
4	Transport vehicle	3.75 m. X 7.5 m.
Note: In the case of parking spaces for motor vehicle, upto 50 percent of the prescribed space may be of the size of 2.3 m. X 4.5 m.		

c) **Marking of parking spaces:** Parking space shall be paved and clearly marked for different types of vehicles.

d) **Manoeuvring and other ancillary spaces:** Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles

e) **Ramps for Basement parking:** - Ramps for parking in basement should conform to the requirement of Regulation No.41.12

f) Off street parking space shall be provided with adequate vehicular access to a street, and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicle shall be exclusive of the parking space stipulated in these regulations.

g) To meet the parking requirements as per these regulations, common parking area for group of buildings, open or multi-storeyed, may be allowed in the same premises

h) In addition to the parking spaces provided for building of Mercantile (Commercial) like office, market, departmental store, shopping mall and building of industrial and storage, loading and unloading spaces shall be provided at the rate of one space for each 1000 sq. m. of floor area or

fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m.

i) Parking lock up garages shall be included in the calculation for floor space for F.S.I. calculations.

j) The space to be left out for parking as given in this regulation shall be in addition to the marginal open spaces left out for lighting and ventilation purposes as given in these regulations. Those spaces may be used for parking provided minimum distance of 3 m.(6.0 m. in case of special building mentioned in Regulation No.6.2.2.g) around the buildings is kept free of any parking or loading and unloading spaces excepting the buildings as mentioned in Regulation No.42.2.i

k) In case of parking spaces provided in basements, at least two separate ramps of adequate width and slope for entry and exit at opposite ends or one ramp with 6.0m meter width shall be provided (as per Regulation No. 41.12)where parking of motor vehicles is envisaged.

Table No.25
Off Street Parking Spaces

Sr. No.	Occupancy	One parking Space for every	Congested Area			Non Congested Area			Visitors Parking
			Car	Scooter	Cycle	Car	Scooter	Cycle	
1	2	3	4	5	6	7	8	9	10
1.	Residential	(a) 2 Tenements each having carpet area more than 80sq.m.	1	2	2	2	2	2	5%
	i) Multifamily residential	(b) 3tenements each having carpet area equal to or above 40 sq.m. and upto 80 sq.m.	0	3	4	1	4	4	5%
		1 4 tenements each having carpet area less than 40 sq.m.	0	4	4	1	5	5	5%
	ii) Lodging establishments tourist homes, hotels with lodging accommodation.	(a) For every five guest rooms	1	3	3	2	3	3	-
	iii) Restaurants	(a) For hotel, eating houses 40 sq.m. of carpet area of restaurant including kitchen, pantry hall, dining rooms, banquet hall etc.	0	2	2	1	2	2	-
2	Institutional (Hospital, Medical Institutions)	For 80 sq.m. carpet area or fraction thereof.	1	1	2	1	3	3	-
3.	Assembly (theatres, cinema houses, Multiplex, concert halls, auditoria, assembly halls including those of college and hostels)	For every 40 Seats.	1	2	5	2	7	7	-
4.	i)Mangal Karyalaya / Marriage Halls, Cultural Halls	For every 80 sq.m. carpet area or fraction thereof.	1	4	4	2	8	8	-
	ii)Party /Marriage Lawns	For every 80 sq.m. carpet area / covered area / or 100 sq.m.of lawn area or fraction thereof.	0	2	2	1	3	3	-

	iii) Club House/samaj Mandir/Community Hall in Layout Open Spaces	For every 100 Sq Mtr carpet area or fraction thereof	1	4	2	1	4	2	-
5.	Educational – i) Primary and secondary Schools	i) For every 80 sq.m. carpet area or fraction thereof the administration as well as public service area of the school.	0	2	2	1	2	2	-
		ii) For every 3 class rooms	1 LCV- LCV includes mini bus and tempo	3	15	1 LCV- LCV includes mini bus and tempo	5	20	-
	ii) College	i) For every 80 sq.m. carpet area or fraction thereof the administration area and public service area of college.	1	10	5	1	10	5	-
		ii) For every 3 class rooms	1	30	10	2	40	10	-
	iii) Coaching Classes/Tuition Classes/Hobby Classes	For every 20 students	0	4	8	0	5	10	-
6.	i) Government or semi-public offices, private business buildings, Corporate Offices, I.T. Buildings	For every 80 sq.m. carpet area or fraction thereof	1	2	4	2	4	4	10%
7.	Mercantile (markets, departmental stores, shops, shopping malls and other Commercial users) including wholesale markets	For every 80 sq.m. carpet area or fraction thereof	1	3	3	1	4	4	5%
8.	Industrial	For every 250 sq.m. carpet area or fraction thereof	1	2	2	1	4	4	-
9.	Storage (any type)	For every 240 sq.m. carpet area or fraction thereof	0	2	2	1	2	2	-

PART XII FIRE PROTECTION REQUIREMENTS

43.0 Fire protection requirements-

All buildings shall be planned, designed and constructed as per these regulations and to ensure fire prevention and fire safety measures required shall be done in accordance with provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time, and Part IV of Fire Protection of National Building Code of India (for the provisions which are not covered in these regulations.) In case of building identified in Regulation No.6.2.2.g, the building schemes shall also be cleared by the Fire Officer, Fire Brigade Department of the Corporation,

43.1 Construction materials

All materials of constructions in load bearing elements, stairways and corridors and facades shall be non-combustible.

The interior finish materials shall not have a flame spread ability rating exceeding Class I (see 3.4.15.2 of Part 4 of National Building Code)

The internal walls or staircase shall be of brick or reinforced concrete with a minimum of 2 h. fire rating.

The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5sq.m in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurizing the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 m. above the surrounding roof. Glazing or glass bricks, if used in staircase, shall have fire resistance rating of minimum 2 h.

43.2 Lifts

General requirements of lifts shall be as follows:

- a) Walls of lift enclosures shall have a fire rating of 2 h; lifts shall have a vent at the top of area not less than 0.2 sq.m.
- b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- c) Landing doors in lift enclosures shall have a fire resistance of not less than 1 h.
- d) The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8. A wall of 2 h. fire rating shall separate individual shafts in a bank.
- e) Lift car door shall have a fire resistance rating of half an hour.
- f) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 h.
- g) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall be possible to operate this mechanically also.
- h) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.

- i) Lifts shall not normally communicate with the basement; if, however, lifts are in communication, the lift lobby of the basements shall be pressurized as in (g), with self-closing door as in (h)
- j) Grounding switch (es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts.
- k) Telephone or other communication facilities shall be provided in lift cars for building of 30 m. in height and above. Communication system for lifts shall be connected to fire control room for the building.
- l) Suitable arrangements such as providing slope in the floor of lift lobby, shall be made to prevent water used during fire-fighting, etc., at any landing from entering the lift shafts.
- m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.
- n) **Fire Lifts** - Following details shall apply for a fire lift :
 - i) To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per 1200 sq.m. of floor area shall be provided and shall be available for the exclusive use of the firemen in an emergency.
 - ii) The lift shall have a floor area of not less than 1.4 sq.m. It shall have loading capacity of not less than 545 kg (8 persons lift) with automatic closing doors of minimum 0.8 m. width.
 - iii) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden panelling or sheet steel construction shall be operated on 24 V supply.
 - iv) Fire-fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily openable.
 - v) In case of failure of normal electric supply, it shall automatically trip over to alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand-still with door open.
 - vi) The operation of a fire lift is by a simple toggle or two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call-points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
 - vii) The words 'Fire Lift' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
 - viii) The speed of the fire lift shall be such that it can reach the top floor from ground level within 1 minute.

43.3 Basements -

- i) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall

board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

- ii) The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper storeys of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance, if the travel distance exceeds as given therein, additional staircases shall be provided at proper places.
- iii) In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.
- iv) Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.
- v) Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.
- vi) Mechanical extractors shall be designated to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8, Building Services, Section 3, Air-conditioning, Heating and Mechanical Ventilation of National Building Code.
- vii) Mechanical extractors shall have an alternative source of supply.
- viii) Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided.
- ix) Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. The basement shall not be permitted below the ward block of a hospital/nursing home unless it is fully sprinkled. Building services such as electrical sub-stations, boiler rooms in basements shall comply with the provisions of the Indian Electricity Act / Rules.
- x) If cut-outs are provided from basements to the upper floors or to the atmospheres, all sides cut-out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.
- xi) Openable windows on external wall shall be fitted with such locks that can be opened by a fireman's axe.
- xii) All floors shall be compartmented with area not exceeding 750 sq.m. by a separation wall with 2 h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. For departmental stores, shopping centres and basements, the area may be reduced to 500 sq.m. for compartmentation. Where this is not possible, the spacing of the sprinklers, care should be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.

xiii) It is essential to make provisions for drainage of any such water on all floors to prevent or minimize water damage of the contents. The drain pipes should be provided on the external wall for drainage of water from all floors. On large area floors, several such pipes may be necessary which should be spaced 30 m. apart. Care shall be taken to ensure that the construction of the drain pipe does not allow spread fire / smoke from floor to floor.

43.4 Service Ducts/Shafts

- a) Service ducts and shafts shall be enclosed by walls of 2 h and doors of 1 h. fire rating. All such ducts/shafts shall be properly sealed and fire stopped at all floor levels.
- b) A vent opening at the top of the service shaft shall be provided having between one- fourth and one-half of the area of the shaft.

43.5 Refuse chutes

shall have opening at least 1 m. above roof level for venting purpose and they shall have an enclosure wall of non-combustible material with fire resistance of not less than 2 h. They shall not be located within the staircase enclosure or service shafts, or air-conditioning shafts inspection panel and doors shall be tight fitting with 1 h fire resistance; the chutes should be as far away as possible from exit.

43.6 Refuge Area

Provisions contained in 41.27 shall apply for all buildings except multi-family dwellings.

43.7 Electrical services shall conform to the following :

- (a) The electric distribution cables / wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- (b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts / solid rising mains instead of cables is preferred;
Separate circuits for fire-fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labelled;
- (d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services above false ceiling shall have 660 V grade insulation. The false ceiling including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling. Reference may be made to good practice;
- (e) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h.

Note : If service room is located at the first basement, it should have automatic fire extinguishing system.

- (f) If the licensees agree to provide meters on upper floors, the licensees' cable shall be segregated from consumers' cable by providing a partition in the duct. Meter rooms on upper floors shall not open into staircase enclosures and shall be ventilated directly to open air outside; and
- (g) Suitable circuit breakers shall be provided at the appropriate points.

43.8 Gas supply shall conform to the following:-

- a) Town Gas / L.P.Gas Supply Pipes – Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls, away from the staircases. There shall be no interconnection of this shaft with the rest of the floors. LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system should be designed to take care of 30 cu.m. per minute per sq.m. of hood protected area. It should have grease filters using metallic grill to trip oil vapours escaping into the fume hood.

Note:- For detailed information on gas pipe installations, reference may be made to Para.9 'Plumbing Services, Section 3 Gas Supply', of National Building Code of India.

- b) All wiring in fume hoods shall be of fibreglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire. If LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V dc operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and
- c) Gas meters shall be housed in a suitably constructed metal cupboard located in a well ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

43.9 ILLUMINATION OF MEANS OF EXIT

Staircase and corridor lights shall conform to the following:

- a) The staircase and corridor lighting shall be on separate circuits and shall be independently connected so as it could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis;
- b) Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery continuously trickle charged from the electric mains;
- c) Suitable arrangements shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand-by supply.
- d) Emergency lights shall be provided in the staircase and corridor; and
- e) All wires and other accessories used for emergency light shall have fire retardant property.

- 43.10 A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pump, pressurisation fans and blowers, smoke extraction and damper systems in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand-by pump is driven by diesel engine, the generator supply need not be connected to the stand-by pump.

Where parallel HV / LV supply from a separate sub-station is provided with appropriate transformer for emergency, the provision of generator may be waived in consultation with the Authority.

43.11 Transformers shall conform to the following:-

- a) A sub-station or a switch-station with oil filled equipment shall not be located in the building. The sub-station structure shall have separate fire resisting walls/surroundings and shall necessarily be located at the periphery of the floor having separate access from fire escape staircase. The outside walls, ceiling, floor, openings including doors and windows to the sub-station area shall be provided with a fire resisting door of 2 h fire rating. Direct access to the transformer room shall be provided, preferably from outside fire escape staircase.
- b) The sub-station area needs to be maintained at negative air pressures and area in sub-station shall not be used as storage / dump areas.
- c) When housed inside the building, the transformer shall be of dry type and shall be cut off from the other portion of premises by walls/ doors / cut-outs having fire resistance rating of 4 h.

43.12 Air-conditioning shall conform to the following:

- a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage.
- b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.
- d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.
- e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.
- g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material, glass wool shall not be wrapped or secured by any material of combustible nature.
- h) Area more than 750 sq.m. on individual floor shall be segregated by a fire wall and automatic fire dampers for isolation shall be provided.
- i) Air ducts serving main floor areas, corridors, etc. shall not pass through the staircase enclosure.
- j) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.
- k) If the air-handling unit serves more than one floor, the recommendations given above shall be compiled with in addition to the conditions given below:
 - i) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.
 - ii) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.
- l) The vertical shaft for treated fresh air shall be of masonry construction.
- m) The air filters of the air-handling units shall be of non-combustible materials.
- n) The air-handling unit room shall not be used for storage of any combustible materials.

- o) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- p) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminium sheeting) at least 3.2 mm thick and which would not readily conduct heat.

q) Fire Dampers:-

- 1) These shall be located in conditioned air ducts and return air ducts/ passages at the following points:
 - i) At the fire separation wall. ii) Where ducts/passages enter the central vertical shaft.
 - iii) Where the ducts pass through floors. iv) At the inlet of supply air duct and the return air duct of each compartment on every floor.
- 2) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided. (Note- For blowers, where extraction system and duct accumulators are used, dampers shall be provided).
- 3) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m in height.
 - a) For apartment houses in non-ventilated lobbies / corridors operated by fusible link / smoke detectors and with manual control. b) For other buildings on operation of smoke detection system and with manual control.
- 4) Automatic fire dampers shall be so arranged as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

43.13 Provisions of boiler and boiler rooms shall conform to Indian Boiler Act. Further, the following additional aspects may be taken into account in the location of boiler room:

- a) The boilers shall not be allowed in sub-basement, may be allowed in the basements away from the escape routes.
- b) The boilers shall be installed in a fire resisting room of 4 h fire resistance rating and this room shall be situated on the periphery of the basement. Catch-pits shall be provided at the low level.
- c) Entry to this room shall be provided with a composite door of 2 h fire resistance.
- d) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.
- e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 h rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.
- f) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

43.14 Provision of first-aid and fire-fighting appliances.

The first-aid fire-fighting equipment shall be provided on all floors, including basements lift rooms, etc. in accordance with good practice in consultation with the Authority.

43.15 Fire alarm system :

- i) All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system automatic fire alarm system in accordance with good practice. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped

for dealing with fire in a building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.

- ii) Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform of good practice.
- iii) The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be provided. Location of call boxes in dwelling units shall preferably be inside the building.

43.16 Lightning protection of buildings:-

The lightning protection for buildings shall be provided as given in Para.8 'Building Services, Section 2, Electrical Installations' of National Building Code of India.

43.17 Fire control room:-

For all buildings 15 m in height or above and apartment buildings with a height of 30 m and above, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the message from different floors. Details of all floor plans alongwith the details of fire-fighting equipment and installations shall be maintained in the fire control room. The fire control room shall also have facilities to detect the fire on any floor through indicator board connections; fire detection and alarm systems on all floors. The fire staff in-charge of the fire control room shall be responsible for the maintenance of the various services and fire-fighting equipment and installations in co-ordination with security, electrical and civil staff of the building.

43.18 Fire officer for hotels, business and mercantile buildings with height more than 30 m

A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises.

The Fire Officer shall:

- a) maintain the fire-fighting equipment in good working condition at all times,
- b) prepare fire orders and fire operational plans and get them promulgated,
- c) impart regular training to the occupants of the buildings in the use of fire-fighting equipments provided on the premises and keep them informed about the fire emergency evacuation plan,
- d) keep proper liaison with City Fire Brigade, and
- e) ensure that all fire precautionary measures are observed at the times.

Note: Competent Authority having jurisdiction may insist on compliance of the above rule in case of buildings having very large areas even if the height is less than 30 m.

43.19 Housekeeping:-

To eliminate fire hazards, good housekeeping, both inside and outside the building, shall be strictly maintained by the occupants and / or the owner of the building.

43.20 Fire drills and fire orders:-

Fire notices/orders shall be prepared to fulfil the requirements of fire-fighting and evacuation from the buildings in the event of fire and other emergency. The occupants shall be made thoroughly conversant with their actions in the event of emergency, by displaying fire notices at vantage points and through regular training. Such notices should be displayed prominently in broad lettering.

For guidelines for fire drills and evacuation procedures for high-rise buildings, Annexure E of National Building Code of India may be referred.

43.21 Compartmentation:-

The building shall be suitably compartmentalized so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building.

43.22 Materials for interior decoration / furnishing

The use of materials, which are combustible in nature and may spread toxic fume / gases should not be used for interior decoration / furnishing, etc.

For various types of occupancies, requirements given in National Building Code, Part IV shall be followed.

PART XIII**STRUCTURAL SAFETY, STRUCTURAL DESIGN, STABILITY**

- 44.0** The Buildings shall be planned, designed and constructed to ensure structural safety. The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part 6. Structural design Section 1-Loads, courses and effects, Section 2- Soils and Foundation, Section 3—Timber and Bamboo, Section 4-Masonry, Section 5-Concrete, Section 6-Steel, Section-7 Prefabrication, systems building and mixed / composite construction of National Building Code of India, amended from time to time. Proposed construction shall be as per the norms as specified by Indian Standard Institute, for the resistance of earthquake, Fire Safety and natural calamities. Certificate to that effect shall be submitted by the Licensed Structural Engineer of the developer / land owner, along with the proposal for development permission.

PART XIV WATER SUPPLY, DRAINAGE & SANITARY REQUIREMENTS, OUTDOOR DISPLAY AND OTHER SERVICES

45.1 QUALITY OF MATERIALS AND WORKMANSHIP

i) All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Maharashtra and Indian Standard Specifications and Codes as included in Part 5 - Building Materials and Part 7 - Construction Practices and Safety of National Building Code of India, amended from time to time.

ii) All burrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for discharge into a river stream, channel or drain and no person shall create any isolated burrow pit which is likely to cause accumulation of water which may breed mosquitoes.

45.2 ALTERNATIVE MATERIALS, METHODS OF DESIGN & CONSTRUCTION AND TESTS

i) The provision of the regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the regulations, provided any such alternative has been approved.

ii) The provision of these regulations is also not intended to prevent the adoption for architectural planning and layout conceived as an integrated development scheme.

iii) The Metropolitan Commissioner may approve any such alternative provided it is found that the proposed alternative is satisfactory and confirm to the provisions of relevant parts regarding material, design, and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire rating and resistance, durability and safety.

iv) **Tests:** Whenever there is insufficient evidence of compliance with the provisions of the regulations of evidence that any material or method of design or construction does not confirm to the requirements of the rules or in order to substantiate claims for alternative materials, design or methods of construction, the Metropolitan Commissioner may require tests sufficient in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner.

v) Test method shall be as specified by the regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the regulations, the Metropolitan Commissioner shall determine the test procedure. For methods of tests for building materials; reference may be made to relevant Indian standards as given in the National Building Code of India, published by the Bureau of Indian Standards. The latest version of the National building Code of India shall be taken into account at the time of enforcement of these rules.

vi) Copies of the results of all such tests shall be retained by the Metropolitan Commissioner for a period of not less than two year after the acceptance of the alternative material.

45.3 BUILDING SERVICES

i) The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part 8 - Building Services, Section 2-Electrical and

allied Installations, Section 3 Air Conditioning, heating and mechanical ventilation of National building Code of India, amended from time to time.

ii) The planning design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building; population on each floor based on occupant load, height of building shall be in accordance with Section - 5 installation of Lifts and Escalators of National Building Code of India, amended from time to time. In existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

iii) Maintenance of Lift in working order: The lifts shall be maintained in working order properly.

45.4 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS.

The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 – Plumbing Services-Section 1 Water Supply, Drainage and Sanitation, Section 2 – Gas supply of National Building Code of India as amended from time to time.

45.4.1 Requirements of water supply in building.

The total requirements of water supply shall be calculated based on the population as given below:

Table No. 26	
Occupancy	Basis
Residential Building	5 persons per tenement
Other Buildings	No. of persons on occupant load and area of floors given in Table No.21.

The requirements of water supply for various occupancies shall be as given in Table No. 26, 27, 28 or as specified by the Metropolitan Commissioner from time to time.

Table No. 27 PER CAPITA WATER REQUIREMENT OF VARIOUS USES / OCCUPANCIES		
Sr. No.	Types of Occupancy	Consumption per head per day (in litres)
(1)	(2)	(3)
1.	RESIDENTIAL	
	a) In living unit located on plots less than 50 sq.m.	90
	b) In living units	135
	c) Hotels with lodging accommodation (per bed)	180
2.	EDUCATIONAL	
	a) Day schools	45
	b) Boarding schools	135
3.	INSTITUTIONAL (Medical Hospitals)	
	a) Number of beds not exceeding 100	340

	b) Number of beds exceeding 100	450
	c) Medical quarters and hostels	135
4.	Assembly Cinema theatres, auditoria, etc. (per seat of accommodation)	15
5.	Government and Semi-Public uses	45
	MERCANTILE (Commercial)	
6.	a) Restaurants (per seat)	70
	b) Other business buildings	45
	INDUSTRIAL	
7.	a) Factories where bath rooms are to be provided	45
	b) Factories where no bath rooms are required to be provided	30
8.	Storage (Including warehousing)	30
9.	Hazardous	30
10.	Intermediate / Stations (excluding mail & express stops)	45 (25)*
11.	Junction Stations	70 (45)*
12.	Terminal / Stations	45
13.	International and Domestic Airports	70

*The values in parenthesis are for stations where bathing facilities are not provided.

Note : The number of persons for Serial Number (10) to (13) shall be determined by the average number of passengers handled by the station daily ; due consideration may be given to the staff and workers likely to use the facilities.

Table No. 28 FLUSHING STORAGE CAPACITIES		
Sr.No	Classification of Buildings	Storage Capacity
1.	For tenements having common convenience.	900 litres net per w.c. seat.
2.	For residential premises other than tenements having common convenience.	270 litres for one w.c. seat & 180 litres for each additional seat in the same flat.
3.	For factories and workshops.	900 litres per w.c. seat and 180 litres per urinal seat.
4.	For cinemas, public assembly halls etc.	900 litres per w.c. seat & 350 litres per urinal seat.

45.4.2 DRAINAGE AND SANITATION REQUIREMENTS

a) General

i) There should be at least one water tap and arrangement for drainage in the vicinity of each water-closet or group of water-closets in all the buildings.

ii) Each family dwelling unit on premises (abutting on a sewer or with a private sewage disposal system) shall have, at least, one water-closet and one kitchen type sink. A bath or shower shall also be installed to meet the basic requirement of sanitation and personal hygiene.

iii) All other structures for human occupancy or use on premises, abutting on a sewer or with a private sewage disposal system, shall have adequate sanitary facilities, but in no case less than one water-closet and one other fixture for cleaning purposes.

b) For Residences

i) Dwelling with individual convenience shall have at least the following fitments:

- a) One bathroom provided with a tap and a floor trap,
- b) One water-closet with flushing apparatus with an ablution tap; and
- c) One tap with a floor trap or a sink in kitchen or wash place.

ii) Dwelling without individual conveniences shall have the following fitments:

- a) One water tap with floor trap in each tenement,
- b) One water-closet with flushing apparatus and one ablution tap, bath for every two tenements, and
- c) One bath with water tap and floor trap for every two tenements.

c) For Buildings Other than Residences

The requirements for fitments for drainage and sanitation in the case of buildings other than residences shall be in accordance with **Table No. 29 to Table No. 37.** The following shall be, in addition, taken into consideration:

- a) The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or part thereof.
- b) Building categories not included in the tables shall be considered separately by the Commissioner.
- c) Drinking fountains shall not be installed in the toilets.
- d) Where there is the danger of exposure to skin contamination with poisonous, infectious or irritating material, washbasin with eye wash jet and an emergency shower located in an area accessible at all times with the passage / right of way suitable for access to a wheel chair, shall be provided.
- e) When applying the provision of these tables for providing the number of fixtures, consideration shall be given to the accessibility of the fixtures. Using purely numerical basis may not result in an installation suited to the need of a specific building. For example, schools should be provided with toilet facilities on each floor. Similarly toilet facilities shall be provided for temporary workmen employed in any establishment according to the needs; and in any case one WC and one washbasin shall be provided.
- f) All buildings used for human habitation for dwelling work, occupation, medical care or any purpose detailed in the various tables, abutting a public sewer or a private sewage disposal system, shall be provided with minimum sanitary facilities as per the schedule in the tables. In case the disposal facilities are not available, they shall be provided as a part of the building design for ensuring high standards of sanitary conditions in accordance with this section.
- g) Workplaces where crèches are provided, they shall be provided with one WC for 10 persons or part thereof, one washbasin for 15 persons or part thereof, one kitchen sink with floor tap for preparing food / milk preparations. The sink provided shall be with a drinking water tap.
- h) In all types of buildings, individual toilets and pantry should be provided for executives and for meeting / seminar / conference rooms, etc. as per the user requirement.

45.4.3 SANITATION REQUIREMENTS FOR VARIOUS USES / OCCUPANCIES

Table No. 29 Sanitation requirement for shops and commercial offices		
Sr.No.	Fitments	For personnel
(1)	(2)	(3)
1.	Water-closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel, 1 per every 15 persons or part thereof exceeding 10.
2.	Drinking water fountain	One per every 100 persons with a minimum of one on each floor.
3.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of handicapped disabled, old and infirm persons.
4.	Urinals	One for 50 persons or part thereof.
5.	Cleaner's sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Note: Number of customers for the purposes of the above calculations shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1:1 may be assumed

Table No. 30 Sanitation Requirements for Institutional (Medical) Occupancy - (Staff Quarters & Hostels)				
Sr. No.	Fitments	Doctor's Dormitories		Nurse's Hostel
		For Male Staff	For Female Staff	
(1)	(2)	(3)	(4)	(5)
1.	Water-closet	One for 4 persons	One for 4 persons	One for 4 persons or part thereof.
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
3.	Wash basin	One for every 8 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Baths (with shower)	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for 4-6 persons or part thereof.

5.	Cleaner's sink	One per floor minimum	One per floor minimum.	One per floor minimum.
6.	Drinking water fountains	1 per 100 persons or part thereof with a minimum of 1 on each floor.		

Table No.31 Sanitation Requirements For Government And Public / Business Occupancies And Offices			
Sr. No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water-closet	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2.	Ablution taps	One in each water closet	One in each water closet
3.	Urinals	Nil upto 6 persons. One for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons. From 101 to 200 persons add at the rate of 3 percent. For over 200 persons add at the rate of 2.5 percent.	
4.	Wash basin	One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	
5.	Drinking water fountains.	One for every 100 persons with a minimum of one for each floor.	
6.	Baths	Preferably one on each floor	
7.	Cleaner's sinks	One per floor minimum preferably in or adjacent to sanitary rooms.	

Table No.32 Sanitation Requirements For Residence			
Sr.No.	Fitments	Dwellings with Individual convenience	Dwellings without Individual convenience
(1)	(2)	(3)	(4)
1.	Bath room	1 provided with water tap.	1 for each two tenements
2.	Water closet	1	1 for each two tenements
3.	Sink (or Nahani) in the floor	1 From 101 to 200 persons add at the rate of 3 percent. For over 200 persons at the rate of 2.5 percent.	
4.	Wash tap	1	1 with draining arrangement in each tenement. 1 in common bath room and common water closets.

Table No.33 Sanitation Requirements For Assembly Occupancy Buildings (Cinemas, Theatres And Auditoria)					
Sr.No.	Fitments	FOR PUBLIC		FOR STAFF	
No.		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	1 per 100 persons upto 400 persons.	3 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 25 persons or part thereof.		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basin	1 for every 200 persons or part thereof.	One for every 200 persons or part thereof. One	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-

			of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.		25 persons
5.	Drinking water fountains	1 per 100 persons or part thereof.			
Note : It may be assumed that two thirds of the number are males and one third females.					

TABLE NO.34					
SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS - (ART GALLERIES, LIBRARIES AND MUSEUMS)					
Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	1 per 200 persons upto 400 persons.	1 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 50 persons		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basin	1 for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons add at the rate of 1 per 150 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cm. with tap at 100 cm. above finished floor level for the use of persons with disabilities, old and infirm persons.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5	Drinking water fountains	1 per floor, minimum			
Note : It may be assumed that two thirds of the number are males and one third females.					

TABLE NO.35
SANITATION REQUIREMENTS FOR RESTAURANTS

Sr. No.	Fitments	FOR PUBLIC		FOR STAFF	
		For Male	For Female	For Male	For Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closet	One for 50 seats upto 200. For over 200, add at the rate of one per 100 or part thereof.	One for 50 seats upto 200. For over 200, add at the rate of one per 100 or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	1 for 50 persons	---	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	---
4.	Wash basin	One for every water closet provided			
5.	Kitchen sinks and dish washers	One in each kitchen.			
6.	Slop or service sink	One in the Restaurant			
Note: It may be assumed that two thirds of the number are males and one third females.					

TABLE NO.36
SANITATION REQUIREMENTS FOR FACTORIES

Sr. No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water closet	1 for 1-15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons. From 101 to 200 persons, add at the rate 3 percent. From over 200 persons, add at the rate of 2.5 percent.	1 for 1-12 persons. 2 for 13-25 persons. 3 for 26-40 persons. 4 for 41-57 persons. 5 for 58-77 persons. 6 for 78-100 persons From 101 to 200 persons, add at the rate 5 percent. From over 200 persons, add at the rate of 4 percent.
2.	Ablution taps	1 in each water closet One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	1 in each water closet
3.	Urinals	Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons.	+
4.	Washing taps and draining	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.
5.	Drinking water fountain.	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths preferably showers)	As required for particular trades of occupations.	
Note 1: For many trades of a dirty or dangerous character, more extensive provisions are required.			
Note 2 : Creches, where provided shall be fitted with water closets (one for 10 persons or part thereof) and wash basins (one for 15 persons or part thereof) and drinking water tap with draining arrangements (one for every 50 persons or part thereof.)			

TABLE NO.37 SANITATION REQUIREMENTS FOR LARGE STATIONS AND AIR-PORTS				
Sr. No.	Place	WC for Males	WC for Females	Urinals for Males only
(1)	(2)	(3)	(4)	(5)
1.	Junction stations, intermediate stations and bus stations.	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	4 for first 1000 persons and 1 for every additional 1000 person.	4 for every 1000 persons and 1 for every additional 1000 persons.
2.	Terminal stations and bus terminals	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	5 for first 1000 persons and 1 for every subsequent 2000 persons or part thereof.	6 for first 1000 persons and 1 for every additional 1000 persons or part thereof.
3.	Domestic airports min.	2*	4*	2*
	for 200 persons	5	8	6
	for 400 persons	9	15	12
	for 600 persons	12	20	16
	for 800 persons	16	26	20
	for 1000 persons	16	29	22
4.	International Airports			
	for 200 persons	6*	10	8
	for 600 persons	12	20	16
	for 1000 persons	18	26	22
Note 1: Provisions for wash basins, baths including shower stalls, shall be in accordance with Part IX Section 2 Drainage and Sanitation of National Building Code of India.				

45.5 Signs and Outdoor Display Structures -

* The display of advertising signs on buildings and land shall be in accordance with Part 10, Section-2 "Signs and outdoor display structures" of National Building Code of India as amended from time to time.

* Prohibition of advertising signs and outdoor display structure in certain cases - Notwithstanding the provisions of sub-regulations no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetical, historical or heritage importance as may be decided by the Commissioner or on Government Buildings save that in the case of Government buildings only advertising signs or outdoor display structure may be permitted if they relate to the activities for the said buildings' own purposes or related programmers.

APPENDIX A-1 FORM FOR CONSTRUCTION OF BUILDING OR LAYOUT OF BUILDING / GROUP HOUSING	
Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966.	
From _____ (Name of the owner)	
To, The Metropolitan Commissioner, NMRDA Sir,	
I intend to carry out the under mentioned development in the site/plot of land, on Plot No..... Town and Revenue S.No.....City Survey No.....Maujesituated at Road / Street Societyin accordance with Section 44 / 58 of the Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949.	
I forward herewith the following plans and statements (Item i to ix) wherever applicable, in quadruplicate, signed by me (Name in block letters)and the Architect / Licensed Engineer / Structural Engineer / Supervisor, (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable	
i) Key Plan (Location Plan), (to be shown on first copy of the set of plans)	
ii) Site Plan showing the surrounding land and existing access to the land proposed to be developed; (to be shown on first copy of the set of plans)	
iii) A detailed building plan showing the plan, section and elevations of the proposed development work along with existing structure to be retained/ to be demolished, if any;	
iv) Particulars of development in Form enclosed (to be submitted for development other than individual buildings);	
v) Copy of sanctioned layout plan if any;	
vi) An extract of record of rights, property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created;	
vii) Attested copy of receipt of payment of scrutiny fees;	
viii) Latest property tax receipt;	
ix) No Objection Certificate(s), wherever required.	
I request that the proposed development/ construction may be approved and permission be accorded to me to execute the work.	
Signature of the Licensed / Surveyor/Architect Name License No.	Signature of Owner Name of Owner Address of Owner Contact No.

FORM GIVING PARTICULARS OF DEVELOPMENT	
(Item iv of Appendix A-1)	
1.	<div>(a) (i) Full Name of Applicant</div> <div>(ii) Address of applicant</div> <div>(iii) e-mail ID</div> <div>(iv) Contact / Mobile No.</div> <div>(b) (i) Name and address of Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed.</div> <div>(ii) No. and date of issue of License</div>
2.	<div>(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme or a plot of an approved layout?</div> <div>(b) Please state Sanction Number and Date of Sub-division / Layout</div> <div>(c) Whether the land is situated in Core Area or Outside Core Area?</div>
3.	<div>(a) What is the total area of the plot according to the ownership document and measurement plan?</div> <div>(b) Does it tally with the Revenue/CTS Record</div> <div>(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)</div> <div>(d) Is there any deduction in the original area of the plot on account of D.P. roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?</div> <div>(e) Is there any water stream in the land? State the area of such land.</div> <div>(e) What is the area remained for development after above deduction(s)?</div>

	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hector) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.24.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.8? (excluding (g) above)	
4.	Are all plans as required under Regulation no.6.2 enclosed?	
5.	(a) In what zone does the plot fall?	
	(b) For what purpose the building is proposed? Is it permissible according to the land use classification?	
6.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
	(c) What is the height of the building above the average ground level of the plot?	
	(d) Is it within permissible limit of height specified in Regulation no. 15.9 i.e. 1.5 times of the road width plus front margin?	
	(e) Does height exceed the limit specified in (d) above? If so, is height approved by Director of Fire Services, M.S.?	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archeology, etc.? Please state the details along with 'No objection certificate' if any.	
8.	(a) If there are existing structures on the plot	
	(i) Are they correctly marked and numbered on the site plan?	

	(ii) Are those proposed to be demolished immediately and hatched in yellow colour?	
	(iii) What is the plinth area and total floor area of all existing structures to be retained? (Please give details confirming to the plan submitted)	
9.	Is balcony area within the permissible limit of 15 % ? State said balcony area and area counted in FSI.	
10.	Are double height terrace within the limit of 20%? Are they of supported type? State said double height terrace area and area counted in FSI.	
1.	(a) Please state the total built up area, (existing + proposed + extra balconies + extra double height terraces.)	
	(b) What is the basic permissible F.S.I. of the zone according to front road width?	
	(c) What is the premium FSI proposed to be consumed?	
	(d) What is the fungible FSI proposed to be consumed?	
	(e) What is the area of TDR proposed to be consumed?	
	(f) What is the additional FSI proposed to be consumed?	
	(g) Please state the overall F.S.I. utilised in the proposal?	
	(h) Is built-up area of each flat / unit mentioned on the plan?	
2.	Whether area for inclusive housing is required as per Regulation no.13.7? Please state the details.	
3.	(a) What is the width of the front marginal distance (s)? If the building abuts two or more roads, does the front marginal distance comply with Regulation?	
4.	(a) What is :	Permissible
		Proposed
	(i) The side marginal distance (s)?	

(ii) The rear marginal distance (s)?							
(iii) The distance between buildings?							
5.	(a) What are the dimensions of the inner or outer chowk?						
	(b) Is / are room (s) dependent for its light and ventilation on the chowk? If so, are the dimensions of the chowk as required?						
6.	(a) Whether sizes of the rooms comply with the dimensions mentioned in the regulations?						
	(b) Whether use of every room / part mentioned on the plan?						
	(c) Whether every room derives light and ventilation required under the regulations?						
7.	If the height of the building is more than 15 meter above the average ground level, is provision for lifts made?						
	(a) If so, give details of lift.	<table border="1"> <tr> <th>Passenger Capacity</th><th>No. of Lifts</th></tr> <tr> <td></td><td></td></tr> </table>	Passenger Capacity	No. of Lifts			
Passenger Capacity	No. of Lifts						
	(b) Details of Fire Lift.	<table border="1"> <tr> <th>Passenger Capacity</th><th>No. of Lifts</th></tr> <tr> <td></td><td></td></tr> </table>	Passenger Capacity	No. of Lifts			
Passenger Capacity	No. of Lifts						
8.	(a) Does the building fall under purview of Regulation no.6.2.6.1?						
	(b) If so, is fire escape staircase provided in addition to regular staircase?						
	(c) Whether the ramps to the basement are provided leaving 6 m marginal distance for movement of fire fighting vehicle?						
	(d) If podiums are proposed, does it allow the movement of fire fighting vehicle properly?						
9.	(a) What are the requirements of parking spaces under the Regulation no.20? How many are proposed?						
		Required	Proposed				
	Car						
	Scooter						
	Cycle						
	(b) (i) Are loading-unloading spaces necessary?						

	(ii) If so, what is the requirement?	
	(iii) How many are proposed?	
0.	Is the sanitary arrangement provided as per the regulation?	
1.	Details of the source of water to be used in the construction	
2.	Distance from the sewer.	
3.	Please explain in detail in what respect the proposal does not comply with the Development Control and Promotion Regulations and the reasons there for, attaching a separate sheet if necessary.	

I hereby declare that I am the Architect/ licensed Engineer/ Structural Engineer/ Supervisor employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed Engineer/
Structural Engineer/ Supervisor employed.

FORM OF STATEMENT 1 (to be printed on plan)				
[Sr. No. 8 (a) (iii)]				
Existing Building to be retained				
Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use / Occupancy of Floors.
(1)	(2)	(3)	(4)	(5)

FORM OF STATEMENT 2 (to be printed on plan) [Sr. No. 11 (h)]						
Area details of Flat / unit						
Building No.	Floor No.	Flat / unit No.	Built up area of flat / unit along with Share of Common areas like staircase / passages	Area of Balcony attached to flat / unit	Area of Double height terraces attached to flat / unit	Total area of flat / unit (4 + 5 + 6)
1	2	3	4	5	6	7

Note :

1) Built up area of all flats / units on the respective floor shall tally with the total built up of that floor.

2) Above statements may vary, wherever required.

PROFORMA - I

(At Right Hand top Corner of Plans)

PROPOSED _____ COMPLEX ON C.T.S. NO./PLOT Drawing Sheet No.
 NO. / S.NO. / F.P.NO. _____ OF VILLAGE MAUJE _____

Stamps of Approval of Plans:

A	AREA STATEMENTS	
	1. Area of plot (Minimum area of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	
	c) as per site	
	2. Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area	
	(b) Any D.P.Reservation area	
	(a) Natural Water course area	
	(Total a+b+c)	
	3. Gross Area of Plot (1-2)	
	4. Recreational Open space	
	(a) Required	
	(b) Proposed	
	5. Amenity Space -	
	(a) Required -	
	(b) Proposed -	
	6. Service road and Highway widening	
	7. Internal Road area	
	8. Net Area of Plot = [3 – 5(b)] [For Basic F.S.I. = 1.00]	
	9. Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.30)	
	10. Addition of area for F.S.I.	
	(a) In-situ area against D.P. road [1.85x sr. no. 2 (a)], if any	
	(b) In-situ area against Amenity Space [2.00 or 1.85 x sr. no. 5 (b)],	
	(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	
	(d) TDR area	
	(e) Additional FSI area under chapter VIII	
	(Total of a+b+c+d+e)	
	11. Total area available (9+10)	

12. Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 15.4)	
13. Total Built-up Area in proposal. (excluding area at Sr.No.15.b)	
a) Existing Built-up Area.	
b) Proposed Built-up Area	
c) Excess Balcony area counted in F.S.I.	
d) Excess Double Height terraces area counted in F.S.I.	
Total (a+b+c+d)	
14. F.S.I. Consumed (13/8) (should not be more than serial no.12 above.)	
15. Area for Inclusive Housing, if any	
a) Required (20% of sr.no.9)	
b) Proposed	

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

(Name of Architect/ Licensed Engineer/
Supervisor.)

Owner's declaration –

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by NMRDA. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature**Architect/ Licensed Engineer/ Supervisor name and signature**

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration/ License no. of Arch./ Lic. Eng./ Supervisor
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APPENDIX A-2	
FORM FOR SUB-DIVISION OF LAND AS PLOTTED LAYOUT	
Application for permission for development under Section 44 / 58 of The Maharashtra Regional and Town Planning Act, 1966	
From (Name of the owner)	
To, The Metropolitan Commissioner, NMRDA	
<p>I intend to carry out the under mentioned development in the site/plot of land, bearing S.No./ Gut No. City Survey No....., Mouje situated at Road/ Street in accordance with Section 44/58 of The Maharashtra Regional and Town Planning Act, 1966 .</p> <p>I forward herewith the following plans and statements (Item 1 to 6) wherever applicable, in quadruplicate, signed by me (Name in block letters) and the Architect / Licensed Engineer / Structural Engineer / Supervisor (License No.....), who has prepared the plans, designs and a copy of other statements /documents as applicable (Items 7 to 10).</p> <ol style="list-style-type: none"> (1) Key Plan (Location Plan); (to be shown on first copy of the set of plans) (2) Site Plan showing the surrounding land and existing access to the land included in the layout; (to be shown on first copy of the set of plans) (3) A layout plan showing, <ol style="list-style-type: none"> (i) sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations; (ii) width of the proposed streets; and (iii) dimensions and area of recreational open spaces provided in the layout. (iv) dimensions and area of amenity space provided in the layout. (4) An extract of record of rights property register card (any other document showing ownership of land to be specified) alongwith consent of co-owners where third party interest is created. (5) Particulars of development in Form enclosed. (6) Attested copy of Receipt for payment of scrutiny fees. (7) No Objection Certificate, wherever required. <p>I request that the proposed layout may please be approved and permission accorded to me to execute the work.</p>	
Signature of the Licensed / Surveyor/Architect Name License No. Contact N	Signature of Owner Name of Owner Address of Owner

**FORM GIVING PARTICULARS OF DEVELOPMENT
(PART OF APPENDIX 1.....ITEM 5)**

1.	(a) (i) Full Name of Applicant	
	(ii) Address of applicant	
	(iii) e-mail ID	
	(iv) Mobile No.	
	(b) (i) Name and address of Architect/ licensed Engineer employed.	
	(ii) No. and date of issue of License	
2.	(a) Is the plot of, a City Triangulation Survey Number, Revenue Survey Number or Hissa Number of a Survey Number or a Final Plot Number of a Town Planning Scheme?	
	(b) Whether the land is situated in Congested Area or Outside Congested Area?	
3.	(a) What is the total area of the plot according to the ownership document and measurement plan?	
	(b) Does it tally with the Revenue/CTS Record	
	(c) What is the actual area available on site measured by Architect/ licensed Engineer/ Structural Engineer / Supervisor? (The permission shall be based on the area whichever is minimum.)	
	(d) Is there any deduction in the original area of the plot on account of D.P. Roads, or reservation(s). If so, are they correctly marked on the site plan? Please state the total area of such deductions?	
	(e) Is there any water stream in the land? State the area of such land and state whether it is excluded?	
	(e) What is the area remained for development after above deduction(s)?	
	(f) What is the area proposed for recreational open space? (in case of land having original holding more than 0.4 hecter) Please mention the area.	
	(g) Whether amenity space as required under Regulation no.13.4 is left? Please mention the area.	
	(f) What is the net plot area as per Regulation no.13.9? (excluding (g) above)	
4.	Are all plans as required under Regulation no.6.2 enclosed?	
5.	(a) In what zone does the plot fall?	

	(b) For what purpose the layout is proposed? Is it permissible according to the land use classification?	
6.	(a) Is road available as an approach to the land? What is the average existing width of the road? (If the plot abuts on two or more roads, the above information in respect of all roads should be given)	
	(b) Is the land fronting on D.P. road? If so, width of the D.P. road	
	(c) Is the land fronting on National or State highway? If so, is the Building line / control line maintained? Please state the distance.	
7.	Is the land subject to restrictions of blue / red flood line, airport, railway, electric line, land fill sites, archaeology, etc? Please state the details along with 'No objection certificate' if any.	
8.	Whether the internal roads proposed in the layout conform to the Regulation no.12.	
9.	Whether roads in the layout are co-ordinated with the roads in the surrounding layout?	
10.	Whether the area and dimensions of plots are proposed as per prescribed regulations?	
11.	Whether area for inclusive housing is required as per Regulation no. 13.7? Please state the details.	

I hereby declare that I am the Architect/ licensed Engineer employed for the proposed work and that the statements made in this form are true and correct to the best of my knowledge.

Date : / /

Signature of the Architect/ licensed
Engineer/ Structural Engineer/
Supervisor employed.

PROFORMA - I		
(At Right Hand top Corner of Plans)		
PROPOSED ----- LAYOUT ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO.----- OF VILLAGE MAUJE ----		Drawing Sheet No. X/Y
Stamps of Approval of Plans:		
A	AREA STATEMENTS	
	1. Area of land	
	(Minimum area of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	
	b) as per measurement sheet	
	c) as per site	
	2. Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area	
	(b) Any D.P. Reservation area	
	(c) Natural water course area	
	(Total a+b)	
	3. Gross Area of Plot (1-2)	
	4. Recreational Open space	
	(a) Required -	
	(b) Proposed -	
	5. Amenity Space	
	(a) Required -	
	(b) Proposed -	
	6. Service road and Highway widening	
	7. Internal Road area	
	8. Area under layout plots	
	9. Net area of plots for FSI Calculations = (3-5b)	
	10. Permissible FSI factor for layout plots = (9/8)	
	11. Area for inclusive housing	
	(a) Required -	
	(b) Proposed -	

Certificate of Area: Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.					
Signature (Name of Architect/Licensed Engineer/Supervisor.)					
Owner (s) name and signature					
Architect/ Licensed Engineer/ Supervisor name and signature					
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration / Licence no. of Arch./ Lic. Eng./ Supervisor

Statement of distribution of FSI on each plot (to be printed at suitable place on plan)							
Plot no.	Plot area (sq.m.)	Rounding area of Road (if any) (sq.m.)	Remaining Plot area (b-c) (sq.m.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road width (m.)	basic FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)

APPENDIX 'B'
FORM OF SUPERVISION

To,
The Metropolitan Commissioner,
NMRDA.

Sir,

I hereby certify that the development/erection/re-erection/demolition or material alteration in/ or Building No. _____ on / in Plot No. _____ in Block No. _____ situated at Road / street _____ City Survey No. _____ shall be carried out under my supervision and I certify that all the materials (types and grade) and the workmanship of the work shall be generally in accordance with the general specifications and that the work shall be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Signature and name of the Architect or Licensed _____
Engineer/Structural Engineer/ Supervisor _____

License No. _____

Date : _____

APPENDIX 'C'**QUALIFICATION, COMPETENCE, DUTIES AND RESPONSIBILITIES ETC. OF
LICENSED TECHNICAL PERSONNEL OR ARCHITECT FOR PREPARATION OF
SCHEMES FOR DEVELOPMENT PERMISSION AND SUPERVISION****C-1 General**

- C-1.1** The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority shall be as given in Regulation No.C-2 to C-5. The procedure for licensing the technical personnel is given in Regulation No.C-6.

C-2 ARCHITECT

- C-2.1 Qualifications-**The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture. Such registered Architects shall not be required to again register their names with the Corporation. However, he shall submit the registration certificate to the Corporation.

- C-2.2 Competence of Architect:** To carry out work related to development permission as given below and shall be entitled to submit -

- (a) All plans and information connected with development permission.
- (b) Structural details and calculations for building on plot upto 500 sq. m. and upto 3 storeys or 11 m. height and
- (c) Certificate of supervision and completion for all buildings.

C-3 ENGINEER**C-3.1 Qualifications-**

- 1) The qualifications for Licensing Engineer will be the corporate membership (Civil) of the Institution of Engineers or such Degree in Civil or Structural Engineering or equivalent;
- 2) Diploma in Civil Engineering or equivalent, having experience of 10 years in the field of land and building planning.

- C-3.2 Competence-** To carry out work related to development permission as given below and shall be entitled to submit-

- (a) All plans and related information connected with development permission.
- (b) Structural details and calculations for buildings on plot upto 500 sq.m. and upto 5 storeys or upto 16 mt. height, and
- (c) Certificate of supervision and completion for all buildings.

C-4 STRUCTURAL ENGINEER**C-4.1 Qualifications****i) for Structural Engineer-1 (SE-1)**

- a) A degree in Civil Engineering of a recognised Indian or foreign university or associate membership in the Civil Engineering division of the Institution of Engineers (India) or equivalent overseas institution;
- b) Associate membership in Civil Engineering division of Institution of Engineers (India) or equivalent overseas institution possessing exceptional merit;

Experience-Minimum 3 years' experience in Structural Design

ii) for Structural Engineer-2 (SE-2)

a) Post-graduation in Structural Engineering from the recognized university

Experience- 3 years' experience in Structural Design for the buildings having height upto 50 mt.

iii) for Structural Engineer-3 (SE-3)

a) Post-graduation in Structural Engineering from the recognized university or foreign university or

b) The recognized registered national/international firm engaged in all types of structural designs..

Experience-

a) 5 years' experience in Structural Design for the buildings having height more than 50 mt.

b) National or international registered firm who has designed and executed the structure above 50 mt height in India or abroad.

C-4.2 Competence

Structural Engineer-1 (SE-1)

(a) Structural details and calculations for building heights upto 16 mt. and

(b) Structural Stability Certificate along with Indemnity Bond for such buildings.

Structural Engineer-2 (SE-2)

(a) Structural details and calculations for building heights above 16 mt and upto 50 m. and

(b) Structural Stability Certificate along with Indemnity Bond for such buildings.

Structural Engineer-3 (SE-3)

(a) Structural details and calculations for building heights above 50 m. and

(b) Structural Stability Certificate along with Indemnity Bond for such buildings.

C-5 SUPERVISOR:

C-5.1 Qualification

(a) For Supervisor 1 :-

(i) Three years architectural assistantship or intermediate in architecture with two years' experience, or

(ii) Diploma in Civil engineering or equivalent qualifications with two years' experience.

(iii) Draftsman in Civil Engineering from ITI or equivalent qualifications with Ten years' experience out of which five year shall be under Architect/Engineer.

(b) For Supervisor - 2:-

(i) Draftsman in Civil Engineering from ITI or equivalent qualifications with five years' experience under Architect / Engineer.

C-5.2 Competence

(a) For Supervisor-1: he shall be entitled to submit -

(i) All plans and related information connected with development permission on plot upto 500sq. m. and upto 2 storeys; and

(ii) Certificate of supervision of buildings on plot upto 500 sq. m. and upto 2 storeys and completion thereof.

(b) For Supervisor-2 : he shall be entitled to submit -

- (i) All Plans and related information upto 200 sq. m. built up area and upto 2 storeys, and
- (ii) Certificate of supervision for limits at (i) above and completion thereof.

C-6 LICENSING-

C-6.1 Technical Personnel to be licensed:-

The Qualified technical personnel or group as given in regulations; No. C-3, C-4, C-5 shall be licensed with the authority and the license shall be valid for three calendar years ending 31st December after which it shall be renewed annually or every three years.

C-6.2 Fees for Licensing- The annual licensing fees shall be as follows:-

For Engineer and structural Engineer 1000 p.a.

For supervisor (1) 1000 p. a.

For supervisor (2) 500 p. a

The Metropolitan Commissioner may revise above fees from time to time, if necessary.

C-6.3 Duties and Responsibilities of Architects / Licensed Technical Personnel:

The duties and responsibilities of architects / licensed technical personnel shall be as follows:-

(1) It will be incumbent on every architect / licensed technical personnel, in all matters in which he may be professionally consulted or engaged, to assist and co-operate with the Metropolitan Commissioner and other Officers in carrying out and enforcing the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the same.

(2) Every architect / licensed technical personnel shall be responsible, for due compliance with the provisions of Maharashtra Regional & Town Planning Act, 1966 and of any regulations for the time being in force under the said Act, It shall be obligatory on him to satisfy himself that a qualified and competent Maistry or Inspector of Works is constantly employed and present on the work to supervise the execution of all work and to prevent the use of any defective material therein and the improper execution of any such work.

(3) Every architect / licensed technical personnel shall be responsible for carrying out work according to sanctioned plan.

(4) Every architect / licensed technical personnel shall be responsible for correctness of the calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof.

(5) Architect / licensed technical personnel shall not involve himself in any unauthorised development. He shall also make aware the client about legal provisions in respect of proposed development and consequences thereof.

(6) When an architect / licensed technical personnel cease to be in the employment for the development work, he shall report the fact forthwith to the Metropolitan Commissioner.

APPENDIX 'D-1'	
FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE	
To,	_____

Sir,	
<p>With reference to your application No _____, dated _____ for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work / Building on Plot No _____ Revenue Survey No _____, City Survey No _____, mauja _____ situated at Road /Street _____, Society _____ the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:</p>	
1.	The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2.	No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3.	You will have to handover the amenity space to the Authority before approval of final layout as per Regulation no.24.4. (wherever applicable)
4.	You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation. (wherever applicable)
5.	The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
6.	This permission does not entitle you to develop the land which does not vest in you.
7.	_____
8.	_____
Office No.	
Office Stamp	
Date :	
	Yours faithfully,
	Metropolitan Commissioner,
	or an officer appointed by him

APPENDIX 'D-2'

FORM FOR TENTATIVE APPROVAL FOR DEMARCATION OF LAND / SUB-DIVISION LAYOUT

To,

Sir,

With reference to your application No _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, it is to inform you that, land sub-division layout is hereby tentatively approved and recommended for demarcation, subject to the following conditions:

1. You will get the land sub-division layout demarcated on the site by the Land Records Department and submit the certified copy to that effect for final approval.
2. It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority after developing them to the satisfaction of the Metropolitan Commissioner.
3. If you wish that the Authority has to carry out these development works, then you will have to deposit the estimated expenses to the Authority in advance, as decided by the Metropolitan Commissioner.
4. You will have to handover the amenity space to the Authority before approval of final layout as per Regulation no.24.4. (applicable in case where owner is not allowed to develop)
5. You will have to submit an undertaking in respect of recreational open spaces as stipulated in Regulation.
6. This permission does not entitle you to develop the land which does not vest in you.
7. _____

Office No.

Office Stamp

Yours faithfully,

Metropolitan Commissioner,
or an officer appointed by him

APPENDIX 'D-3'

FORM FOR FINAL APPROVAL TO THE LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____, dated _____ for the land sub-division approval, under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work in respect of land bearing Revenue Survey No _____, City Survey No _____, mauje _____ situated at Road /Street _____, Society _____, the land sub-division layout is finally approved as demarcated under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, subject to the following conditions:

1.	It shall be the responsibility of the owner to carry out all the development work including construction of roads, sewer lines, water supply lines, culverts, bridges, street lighting, etc. and hand it over to the Authority after developing them to the satisfaction of the Metropolitan Commissioner.
2.	If you wish that the Authority should carry out these development works, then you will have to deposit the estimated expenses to the Authority in advance, as decided by the Metropolitan Commissioner.
3.	As per the undertaking submitted by you in respect of recreational open space as stipulated in Regulation no.24.3, the said open space admeasuring ----- sq.m. stand vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
4.	Since you have handed over the amenity space to the Authority, you shall be entitled for FSI equivalent to TDR, on the remaining land. (wherever applicable)
5.	This permission does not entitle you to develop the land which does not vest in you.
6.	_____
7.	_____
8.	_____
9.	_____

Office No. _____ Office Stamp

_____ Date : _____

Yours faithfully,

Metropolitan Commissioner,

or an officer appointed by him

APPENDIX 'E-1'

FORM FOR REFUSAL OF BUILDING PERMIT / COMMENCEMENT CERTIFICATE

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction

for the development work / the erection of a building / execution of work on Plot No. _____, Revenue

Survey No. _____, City Survey No. _____, mauje _____, I regret to inform

you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act,

1966, on the following grounds.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Office Stamp

Yours faithfully,

Metropolitan Commissioner,.....
or an officer appointed by him

APPENDIX 'E-2'

FORM FOR REFUSAL OF LAND SUB-DIVISION / LAYOUT

To,

Sir,

With reference to your application No. _____ dated _____ for the grant of sanction for the development work bearing Revenue Survey No. _____, City Survey No. _____, mauje _____, I regret to inform you that the proposal has been refused under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, on the following grounds.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Office Stamp

Yours faithfully,

Metropolitan Commissioner,
or an officer appointed by him

APPENDIX 'F'

FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,

The Metropolitan Commissioner,
NMRDA

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No. _____ Plot No. _____, Revenue Survey No. _____, City Survey No. _____, Village _____ Sector No. _____ Ward No. _____, situated at Road/Street _____, Society _____ in accordance with your permission No. _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/

Structural Engineer/Supervisor

Name : _____

(In Block Letters) _____

Address : _____

E-mail ID : _____

Mobile No.: _____

Date: _____

APPENDIX 'G'

FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL

To,

Sir,

Please refer to your intimation No _____ dated _____ regarding the completion of construction work upto plinth / column upto plinth level in Building No _____ Plot No _____, Revenue Survey No. _____, City _____ Survey No. _____, Village _____, Sector No. _____, Ward No. _____, situated at Road/Street _____, Society _____. You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully,

Metropolitan Commissioner,
or an officer appointed by him

Office No _____
Office Stamp _____
Date : _____

APPENDIX 'H'

FORM FOR COMPLETION CERTIFICATE

To,
The Metropolitan Commissioner,
NMRDA

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, has been supervised by me and has been completed on _____ according to the plans sanctioned, vide office communication No _____ dated _____. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully,

Signature and name of Architect /Licensed Engineer/
Structural Engineer/Supervisor

Encl : As above.

Date :

(Signature of Owner)

APPENDIX 'I'

FORM FOR OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building
No _____ Plot No _____, Revenue Survey No. _____, City Survey
No. _____, mauje _____, completed under the supervision of

_____, Architect, Licensed Engineer/ Structural
Engineer /

Supervisor, / License No _____ may be occupied on the following
conditions-

1. _____
2. _____
3. _____
4. _____

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully,

Metropolitan Commissioner.....,
or an officer appointed by him

APPENDIX 'J'

FORM FOR REFUSAL OF OCCUPANCY CERTIFICATE

To,

i) Owner:

ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, mauje _____, completed under the supervision of _____ Architect, Licensed Engineer/ Structural Engineer / Supervisor, / License No _____ is not allowed to be occupied because of the following reasons—

1. The construction carried out by you does not conform to the sanctioned plans.

2. _____

3. _____

A set of completion plan is retained with the Municipal Council and remaining sets are regretfully returned herewith.

Encl : As above.

Yours faithfully,

Metropolitan Commissioner.....,
or an officer appointed by him

APPENDIX 'K'
FORM OF INDEMNITY FOR PART OCCUPANCY CERTIFICATE
(On Stamp Paper Of such value as decided by the Metropolitan Commissioner.)

To,

Metropolitan Commissioner,
NMRDA

Subject:-

Sir,

While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No....., dated _____ I hereby indemnify the Municipal Corporation against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me /us, our heirs, administrators and our assignees.

Yours faithfully,

Signature and name of Owner

Witness:

Address:

Date:

Appendix-L

(Regulation No.25.6 (xxxxiii))

The peripheral residential area shown along the Gaothan village is deleted and land thereunder included in Agriculture Zone. The development along the periphery of the Gaothan shall be allowed subject to following:-

a) In the villages in Rural area / Rural Centre excluding the area of under nine urban centres, Residential Development or development allowed in Residential Zone, may be permitted within the periphery of Gaothan boundary as per the criteria given below. The regulations in respect of residential zone specified in these DCPR shall be applicable.-

Sr No	Category of Village (Populations as per latest census)	Development allowed from gaothan boundary
1	Up to 5000	750 M
2	Above 5000	1000 M

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering **15 % rate** of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority.

Provided that, where more than 50% of area of the Survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, the premium charges shall be recovered at the time of tentative approval of the Development permission. Where tentative development permission is already granted before publication of this Development Plan and final approval is yet to be granted, then in such cases premium charges shall not be recovered at the time of final approval.

Provided further that, such payment of premium shall not be applicable in cases where development permission is already granted or layout is already approved by the authority **before publication of publication of Development Plan**. Such premium shall also be not applicable for revision of such already approved permissions.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations viz. Hills and Hill tops and within the required Buffer Zone / prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.

Appendix-M
(Regulation No.26.10)

Special Regulations for The Improvement Schemes

The improvement schemes by Public participation which are sanctioned by Government under the provisions of the Nagpur Improvement Act 1936 and which comes under the jurisdiction of the NMA area shall be valid and continue to be valid for the said purpose under the said Act. The Special Development Control Regulations for these schemes shall be as mention below

Any changes/ Modifications /Amendments in the details layout or in the master plan shall be carried out by the Metropolitan Commissioner at their own level. However the Public Amenity/Public Utility Areas and their percentage as per original sanction shall not be changed while making Modifications /Amendments in the Schemes.

M 1.1 Improvement Scheme - The scheme is prepared under the NIT Act 1936 for the notified area and is duly approved by the State Government and which is now included in NMRDA area.

M 1.2 Original Plot - A plot consisting of nearby khasras calculated as a single record in a village which is under same ownership and has the same tenure status as defined in the respective 7 / 12 documents of the khasras.

M 1.3 Final Plot - The plot which is reconstituted or reshaped from the Original Plot within a draft / sanctioned Improvement Scheme in a manner appropriate for development and given access from the public right of way. The Final Plots is reconstituted as per the relevant regulations/Act as Final plots for Authorities share and owners share.

M 1.4 Owner - An owner is a person who has legal title for land or building. The definition also includes:-

- a) An agent or trustee who receives the rent on behalf of the owner;
- b) An agent or trustee who receives the rent of a or is entrusted with or is concerned with any building devoted to religious or charitable purposes;
- c) A receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and
- d) A mortgage in possession.

M 1.5 Permissible FSI For Final Plot –

i) The Metropolitan Commissioner may allow the owner to develop the final plot in possession of the owner subject to handing over to the Planning Authorities share as independent plot free of cost as per norms prescribed by Metropolitan Commissioner.

ii) The owner shall thereafter be entitled to develop his final plot for the uses permissible in adjoining zone as per the principle DCPR with full permissible FSI of the entire Plot alongwith Additional FSI/TDR potential permissible for his Final plot share as per the Regulation No 26.3 of principal DCPR .

iii) The Metropolitan Commissioner shall develop the Final Plot in his possession(Authorities Share) for the purpose for which the scheme is sanctioned. This plot shall be entitled to be developed as per potential permissible for Authorities Final plot share as per the Regulation No 26.3 of principal DCPR .

M 1.6 Net Plot area for Computation of FSI - For the purpose of computing FSI/Built - up area, the net area of the plot shall be as define in Regulation No 24.9 of the DCPR.

M 1.7 Special Regulations For Inclusive Housing - The provision regarding inclusive housing in development proposal shall be not made applicable in Improvement scheme if the Final Plot in the possession of Authority is to be design and develop for the purpose of any affordable housing scheme.

M 1.8 Height of Building - The maximum height of building for all users shall be as per the principle DCPR No 26.5.

M 1.9 Amenities Space – If the Amenity spaces has already provided in the scheme at the time of approval of scheme / layout, in such cases the amenity space as required under the principle DCPR shall not be insisted.

M 1.10 Land Use Permissible-All land uses mention in the Principle DCPR shall be permissible in the Improvement Schemes.

M 1.11 Development Charges–The Development charges shall be recovered as mention in regulation No 6.2.3(c) .

M 1.12 Power to Authority- For the smooth implementation of the schemes, the Metropolitan Commissioner with the Approval of the Authority, make/amends the rule in consistent to the relevant Act and Regulations assign to it with prior approval of Government.

M 1.13 Principle DCPR- The DCPR sanction for NMRDA area is the principle DCPR wherever mention in the above regulation. All regulations of Principle DCPR shall apply except above special regulations.

Appendix-N
(Regulation No.7.1)

Approval of building permission on Risk Based Classification

Notwithstanding Anything Contains in this DCPR, the Regulations Regarding Approval Of Building Permission by the Architect /L.S./Engineer at the Stage of Commencement , Plinth Checking and Completion cum Occupancy shall be as per Risk Based Classification of Building given in Table below:-

Sr. No.	Parameters to be consider for Risk Base.	Risk Category	
		Low Risk Category	Moderate Risk Category
1	Plot Area considered for Risk Based Assessment.	Buildings on a Plot Area upto 150 sq.mt.	Buildings on a Plot Area between 151 Sq mtr and upto 200 sq.mt.
2	Permissibility In Development Plan Zone	Residential Zone, Commercial zone and Public-Semi-public Zone	Residential Zone, Commercial zone and Public-Semi-public Zone
3	Plot status	The plot should be vacant . The Plot Status ,Plot criteria and permissibility in above land use zone shall be as per respective DCR/DCPR.	The plot should be vacant . The Plot Status ,Plot criteria and permissibility in above land use zone shall be as per respective DCR/DCPR.
4	Type of building	Residential and other buildings as per DCR/DCPR	Residential and other buildings as per DCR/DCPR
5	Proposed Structure of Building/Storey	G.F. / P+1 RCC./Load Bearing	G.F.+1 / P+2 RCC./Load Bearing
6	Front and side open spaces, Provision of Basement, Parking requirement and other requirements.	As per the provisions of Development Control Regulations.	As per the provisions of Development Control Regulations.
7	Tree cutting/ Tree replantation.	Not permitted.	Not permitted
8	Experience Criteria for Architect /L.S./Engineer for self-certification and all approval mentioned in this regulation.	As per Appendix-C of the respective DCR / DCPR regarding licensing and qualifications of the technical person.	As per Appendix-C of the respective DCR / DCPR regarding licensing and qualifications of the technical person.
9	NOCs and Documents	Wherever required as per the respective DCR / DCPR	Wherever required as per the respective DCR / DCPR

10	Site inspection and Computer based allocation of inspector for site inspection.	No site inspection is necessary by the Planning Authority at any stage. Approval Procedure is to be followed as mentioned in Point No.11 excluding point no 11 (c).	Site inspection at Plinth level is necessary by the Planning Authority. Approval Procedure is to be followed as mentioned in Point No.11 including point no 11 (c).
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11 Procedure for Building Permission

Architect/ Licence Surveyor (L.S.)/Engineer (Architect registered with Council of Architecture & License Surveyor & Engineer registered with Planning Authority) are empowered to grant provisional approval **with self-certification** to the building proposal plans categorised as **Low Risk & Moderate Risk** in Table given above, subject to the following:-

Building Permission/Commencement Certificate:-

a) **Submission of Proposal:-**The proposal shall comprise of application u/s 44/69 of MR&TP Act, 1966, in format prescribed by Metropolitan Commissioner along with documents and undertakings required for the proposal as per regulation & required by the Metropolitan Commissioner from time to time. All the required documents shall be **certified and signed** by the Architect /L.S./Engineer confirming with the original documents. The documents required shall be as per the DCPR of the said Authority.

b) **Commencement Certificate (CC) :-** After receipt of the application, the Demand Note regarding payment of Scrutiny Fee, Development Charges and other Charges based on the proposed Plans / Drawing submitted shall be given by the concern Engineer of the authority within 10 days. The owner / Architect /L.S./Engineer shall deposit the Charges as demanded. Upon deposit of such Charges with the Planning Authority, the concerned Architect/ Licence Surveyor (L.S.)/Engineer are empowered to grant provisional approval in the form of **self-certification** certifying that the plan / entire building proposal is strictly in conformity with the DCR / DCPR. This **self-certification** shall be treated as **Commencement for the construction work**.

The owner/concern Architect/ Licence Surveyor (L.S.)/Engineer shall submit the said **self-certified plan** to the Authority **within 10 days**. Upon such submission, The Junior most Officer / Junior Engineer at ward level, authorized by Metropolitan Commissioner shall **countersign the plans without any scrutiny** and issue Commencement Certificate Under Section-45 of Maharashtra Regional and Town Planning Act, 1966 **within 10 days** from the receipt of such plan. The Scrutiny at Authority level need not be necessary. Concern Architect /L.S./Engineer is **empowered/Authorised** to issue the copies of such *approved plans & Certificates* with his signature.

c) **Plinth Checking For Moderate Risk building proposal:-**The concern Architect /L.S./Engineer shall apply for certificate of plinth checking in prescribed application for Moderate Risk building proposal only. The inspection shall be done by the concern Junior Engineers. The inspection report shall be prepared and uploaded within 48 hours. The Plinth checking certificate shall be grant within the period of 7 days from the receipt of the application, if found as per the sanctioned plan.

d) **Building completion certificate :-** On completion of work, the concern Architect/L.S./Engineer shall issue the Building completion certificate and Occupation certificate, as required as per the provision of DCR / DCPR to the completed building/structure and submit two set of completion plan along with the required certificate and all site inspection report to the authority. The concerned Junior Engineer / Ward Officer authorised by Metropolitan Commissioner shall countersign the said Completion Plan along with Occupancy Certificate within 10 days **without any scrutiny and site inspection.**

12 **Responsibility of the Architect/L.S./Engineer**

a) The work shall be supervised by the concerned Architect/L.S./Engineer who will ensure that the same is carried out strictly as per the approval. Confirmation of ownership of land / plot area and land boundaries in the name of applicant shall be jointly responsibility of concerned Architect/L.S./Engineer and the owner.

b) It will be the responsibility of the concern Architect /L.S./Engineer, Site Supervisor & Structural Engineer appointed for the proposed development, jointly or severally to ensure that all plans shall be in consonance with provisions of Development Control Regulations. All the requirements of the DCR / DCPR shall have to be complied with due care and the work is carried out as per the approval only. Any deviation required during the construction shall be approved by Architect/L.S./Engineer before execution. The concerned Architect /L.S./Engineer shall be empowered for any amendments in the plan in process of construction within the purview of DCR.

c) **Frequency of Inspection By the Architect/L.S./Engineer:-** The Architect/L.S./Engineer shall inspect and submit the site inspection report along with photographs/video clips, at stages while submitting the building proposal, after completion of plinth work, and finally at the time of Building completion certificate to the authority. Such inspection reports shall be submitted and uploaded within 48 hours from the date of inspection.

d) After submitting the application or during the construction of building if the Architect/L.S./Engineer are changed, he shall intimate the competent authority immediately that he is no longer responsible for the project from the date of intimation. The construction work shall have to be suspended until the new Architect/L.S./Engineer as the case may be appointed by the owner. Owner's intimation regarding change of licensee shall be considered to be final. After intimation of the new appointed licensee shall then undertakes and start the project.

13 **Authorisation to Authority :-**

a) In case of any deviations/irregularities noticed in the process or after completion, the Planning Authority may immediately issue notice to the owner and or to the concerned licensee to suspend the further work and rectify the deviations/irregularities. Only after satisfaction of rectification made by the owner or concerned licensee, the Planning Authority issue intimation to start the work. In major violations, the Planning Authority shall authorise to take appropriate action against Architect/L.S./Engineer as the case may be, as per the DCR or as per respective Acts and Laws.

b) Metropolitan Commissioner of the respective Authority are authorised to prepare common application forms, proformas, affidavit etc. wherever required for the smooth implementation of this regulation.

c) The above procedure shall be integrated with the Online Building Permission Management System (BPMS) by the concerned Authority.

- 14 **Exceptions from this Procedure:-**The above Procedure for Building Permission shall not bar the owner/ Architect/L.S./Engineer to obtain development permission as per Regular provisions of the DCR/DCPR. Also this Directives shall not be applicable to the proposals who desired to obtain Development Permission as per **Type Design Pattern** which was issued by Government vide TPS-1813/3200/CR 520/13/UD 13, Dated 03/01/2015.

This Notification shall also be published on the Government web-site at www.maharashtra.gov.in (कायदे व नियम).

By order and in the name of the Governor of Maharashtra,

SANJAY SAOJI,
Deputy Secretary.